



जम्मू केंद्रीय विश्वविद्यालय Central University of Jammu

रह्या सुचानी बागला साम्बा - १८११४३ जम्मू (ज. एवं का.)
Rahya-Suchani (Bagla) District Samba - 181143, Jammu (J&K)

Minutes of Meeting of 21st Building Committee for development of Central University of Jammu held on 23/12/2021, at Committee Room, Central University of Jammu, Rahya-Suchani(Bagla).

The following members were present:

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| 1. Prof. Sanjeev Jain
Vice Chancellor, CUJ | Chairperson |
| 2. Prof. Devanand
Dean, Deptt. Of Basic & Applied Sciences | Member |
| 3. Prof. Jaya Bhasin
Dean, Deptt. of Business Studies | Member |
| 4. Sh. Harinder Arora
Chief Architect, J&K | Member |
| 5. Sh. Kiran Wattal
Retd. JMC Commissioner | Member |
| 6. Dr. C.M Seth
IFS(Rtd.), Former Chairman Pollution Control Board, J&K | Member |
| 7. Sh. Sudhir Gupta
Retd. Superintending Engineer, J&K PDD | Member |
| 8. Sh. Mohd. Iqbal
I/c Finance Officer, CUJ | Member |
| 9. Sh. Vishal Bargotra
Executive Engineer CUJ | Member |
| 10. Sh. Sahil Chopra
Representative of SIKKA Architects | Member |
| 11. Dr. Ravi Kumar
Registrar, CUJ | Member Secretary |

The following Members could not attend the meeting:

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| 1. Vice Chancellor, Central University of Kashmir | Member |
| 2. Prof. Deepak Pathania
HOD, Deptt. Of EVS | Member |
| 3. Sh. V.K Abrol
Retd. Chief Engineer, PHE/ Former Secretary, Water Regulatory Authority | Member |
| 4. Dr. Sanjeev Kumar Gupta
HOD, Deptt. Of Civil Engineering, GCET | Member |
| 5. Er. Ravinder Mansotra
Chief Engineer, JKERA | Member |

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25/01/22

Signature

In the opening remarks, the Hon'ble Vice Chancellor, Central University of Jammu welcomed all the members. The items listed in the agenda were discussed and resolved as under:

BC -21/Item No. 01

To confirm the Minutes of the 20th Meeting of the Building Committee held on 18th July 2020

The committee resolved to confirm the minutes of the 20th meeting of the Building Committee

BC -21/Item No. 02

To consider the Action Taken Report on the decision of the 20th Meeting of the Building Committee held on 18th July 2020

The committee resolved to confirm the Action Taken Report on the decision taken in the 20th meeting of the Building Committee with following resolutions

- i. Construction of ESS 3&4 to be started on priority.
- ii. The project cost for the purpose of payment to M/s SAA and M/s EPIL to be taken as the tender cost i.e. Rs. 690.00 Cr. not Rs. 1049 as claimed by them in view of the report received from Ministry of Education and accounts to be settled accordingly.
- iii. University to write to Directorate of Indian System of Medicine that user rights of 10 Acre of land shall be given to it for the establishment of 50 bedded AYUSH Hospital.
- iv. Process for the transfer of 610 Acre of land in the name of University to be initiated in view of removal of Article-370.

BC -21/Item No. 03

To appraise about the development of the Campus since 20th Meeting of the Building Committee held on 18th July 2020

The committee recommended the following

- a) To arrange the meeting of CPWD officials with Honourable Vice Chancellor to review the progress of Boundary Wall. CPWD shall release the payment to the vendor only after certification of physical progress of Boundary Wall by the University and a letter in this regard to be communicated.
- b) The Finance Officer, CUJ to provide required Utilization Certificate and officer concerned to coordinate with PMMMNMTT authorities for release of balance grant to Central University of Jammu for the construction of building for HRD purpose.
- c) The building which is to be constructed from the fund of PMMMNMTT is to be used for the training of teachers and additional portion constructed to be used for conducting the classes for upcoming Engineering Department.
- d) To review the design of project submitted by Jal Shakti Dept. for providing water to CUJ with respect to 08 Nos of bore wells to University so as to reduce the cost of project. Committee recommended to explore the possibility of drilling the bore wells near sources of water like ponds, river bed of khads in the vicinity of the University. The University to request Jal Shakti Department to explore the possibility of providing the supply of water through at least one pipeline to University from the already dug bore wells. Bore wells to be increased in phased manner in future as per the water requirement of University.
- e) The committee resolved that the risk and cost payment for the work undertaken by M/s Civicon Hi-Tech Pvt. Ltd. against M/s AKC is to be released on receipt of validation from M/s EPIL (PMC) and this amount as validated to be paid through the amount already with the M/s EPIL.

BC -21/Item No. 04

To place before the Committee regarding change in locations of HEFA Funded projects to reduce the cost of retaining wall and external development.

The Building Committee approved the change in location of HEFA funded projects as per MoM of joint site visit of CPWD and CUJ officials so as to reduce the cost of construction to the maximum possible extent by reducing the height of retaining walls and external development without any adverse effect on the building structural stability. It is also recommended to explore other sites of other buildings proposed building in the various phases of construction.

BC -21/Item No. 05

To place before the Committee regarding Construction of Library building.

The committee resolved that the Library Block under HEFA projects shall in-house the Administration Block also. The area of the building shall be of same size as originally envisaged without any escalation in the cost.

However if required some of the floors of DDE Building can be used for Library. It will help in the proper utilization of space and saving of cost of the project of construction of infrastructure at CUJ.

The committee resolved that institute usually stick to GRIHA-5 star rating but in situations where savings are required and considering the topography of the land allotted to CUJ GRIHA-5 norms shall not be binding.

BC -21/Item No. 06

To place before the committee closure of M/s EPIL as a PMC of CUJ.

The committee resolved the following

- a) To close the contract of M/s EPIL on the request of M/s EPIL vide Para 4 of EPIL letter No: NRO/PMD/696/001A dated 30.11.2021. The modalities of the closure of contract to be worked out with M/s EPIL representative and all balance payment with respect to PMC fees to be released.
- b) All the pending bills of agencies/contractors hired by PMC to be cleared by the University on priority. The Executive Engineer may take post facto approval from Competent Authority in case it is required for settling of bills.
- c) The Extension of Time (EOT) without imposition of Liquidated Damages (LD) to be granted to M/s EPIL for the projects where EOT was granted to the M/s EPIL projects/contractors.
The amount for LD, if any, to be refunded, on case to case basis, accordingly within the provisions enumerated in the contract agreement.
- d) To arrange the meeting of HVC and other authorities with M/s AKC along with PMC to settle the matter pertaining to the dumped cables at site and other contract obligations.
- e) To form a sub-committee of building committee including the expert electrical members of building Committee, M/s EPIL and University for utilization of the unused cables lying at the store shed at site. The committee to rework the various utilization options of cables at site.

- f) University shall float EoI for hiring of new PMC for the development of Infrastructure same was approved as Item No: BC-18/04 in the 18th Building Committee for a upcoming construction infrastructure development for the various phases.
- g) The Committee resolved that the M/s EPIL (PMC) shall pay the taxes on their fees equivalent to the tax applicable at the time of EoI (10.5%) and the increase in tax after agreement above 10.5% shall be paid by CUJ within the provisions as enumerated in the contact agreement as per the advice of the Standing Legal Counsel of CUJ.

BC -21/Item No. 07

To place before the Committee regarding below par performance of CPWD, as none of the projects have been handed over to CUJ till date.

The committee reviewed the various ongoing work under the Deposit Work to be done by CPWD.

The committee took a various serious view of the delay in the project and extra ordinary increase in the cost of the project without obtaining the RPE approval from the University in the view of above it s decided to explore some other PMC to execute the forthcoming works in CUJ.

BC -21/Item No. 08

To place before the committee increase of construction cost of Boys & Girls Hostels 100 bedded each by CPWD from Rs. 17.55 Cr. to Rs. 30.27 Cr.

The committee took serious view of the fact that CPWD have incurred additional cost of Rs. 6.01 Cr. i.e. 68% of total project cost of Rs. 8.77 Cr. for the completion of Boys Hostel without taking the approval of competent authority of CUJ.

The committee was informed that CPWD while executing Item no (2) of PE of Boys Hostel i.e. "Development of Site" which was estimated at Rs. 0.64 Cr. has incurred cost of Rs. 5.88 Cr., which is an escalation of 818%. University has expressed its concerns to CPWD to cite the clause of works manual which allows escalation of 800% be incurred for one item without taking the Administrative Approval (AA) and Expenditure Sanctioned (ES) of the competent authority of CUJ.

The committee took very serious view of above lapse on the part of CPWD and resolved that CPWD provide proper justification for it.

The committee was also apprised about the details of deviations incurred by CPWD for the construction of Boys Hostel.

BOYS HOSTEL				
Item No.	Description	Original	Cost incurred	Deviation
1.	RCC framed structure	65063242.00	66320557.00	2%
2.	Development of Site and Misc works	6481184.00	58855756.00	818%
3.	Passenger Lift	1962000.00	3924000.00	100%
4.	Electrical	1500000.00	1500000.00	0%

Revised cost estimate with deviation of Girls Hostel is as detailed below:

GIRLS HOSTEL				
Item No.	Description	Original	Revised	Deviation
1.	RCC framed structure	65063242.00	66320557.00	2%
2.	Development of Site and Misc works	6481184.00	65571995.00	901%
3.	Passenger Lift	1962000.00	3924000.00	100%
4.	Electrical	1500000.00	1500000.00	0%

The committee resolved for the grant of escalation of only 10% of:

- i) Preliminary Estimate cost for Boys Hostel of Rs. 8.77 Cr.
- ii) Preliminary Estimate cost for Girls Hostel of Rs. 8.77 Cr.

The committee resolved that University to get schedule of completion of Girls Hostel from CPWD before the release of additional funds over and above the PE as cited above.

BC -21/Item No. 09

To place before the committee Extension of Time in favour of M/s ESS ESS Enterprises for the construction of ISRO funded Satish Dhawan Centre for Space Science

Committee resolved to grant the extension of Time for three months in favour of M/s ESS ESS Electronics & Enterprises for the construction of SDCSS till 31.01.2022 so that the extra items as requested by ISRO officials are executed at site.

BC -21/Item No. 10

To place before the committee the Priority of works of University

The committee resolved the prioritization of the buildings already approved in the initial Master Plan to be constructed as decided in the Dean's meeting dated:14.12.2021 is as detailed below in a phased manner. Each phase shall be of 03 years:

Phase-I (2022-2024)

S.No (Not-Priority Number)	Name of Building
1.	Engineering Block
2.	Science Block
3.	Non Science Block

4.	Business Studies Block
5.	Administration Block
6.	Vice Chancellor Residence
7.	Girls Hostel 500 bedded
8.	Boys Hostel 500 bedded
9.	Guest House (Balance works)
10.	Incubation Centre
11.	ICT /Data Centre Block
12.	Food Court & Shopping Complex
13.	Indoor Stadiums
14.	Outdoor Stadiums
15.	Health Centre
16.	Auditorium

Phase-II (2025-2027)

S.No.	Name of Building
1)	02 Nos. Girls Hostel 500 bedded
2)	02 Nos. Boys Hostel 500 bedded
3)	PG Accommodation (Married Accommodation)
4)	Hostel for International students
5)	Associate Prof. Qtrs (44 Nos)
6)	Asstt. Prof. Qtrs (88 Nos.)
7)	Non Teaching Residence (Group A) (21 Nos)
8)	Non Teaching Residence (Group B (33 Nos.), C (65 NOs.)) (Total 98 Nos.)

The meeting concluded with thanks to the Chair and members.


(Dr. Ravi Kumar)
Registrar


(Prof. Sanjeev Jain)
Vice Chancellor

No. CUJ/W/2021/2454-59
Dated: 31st December, 2021