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झारखण्ड केन्द्रीय विश्वविद्यालय

CENTRAL UNIVERSITY OF JHARKHAND

(A Central University established by an Act of Parliament in 2009)



MINUTES

OF

21<sup>ST</sup> MEETING OF THE BUILDING COMMITTEE

held on November 26, 2019 at 01.00 PM

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26/11/19

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Prof. Nand Kumar Yadav 'Indu', Hon'ble Vice Chancellor of the University chaired the meeting.

The following members / invitees were present:

S.N.	Name	Status
1	Prof. Nand Kumar Yadav 'Indu', Vice Chancellor	Chairman
2	Prof. Ratan Kumar Dey, Professor, Department of Chemistry	Member
3	Prof. Manoj Kumar, Professor & Head, Department of Environmental Science	Member
4	Dr. Vimal Kishor, Finance Officer I/c	Member
5	Sh. Shyam Lal Mehera, Chief Engineer (Tech. Cell) Urban Dev. & Housing Dept., Goj	Member
6	Sh. Bira Ram, Retd. Engineer in Chief, Water Resources Development, Goj	Member
7	Dr. Satyaki Sarkar, Associate Professor, Dept. of Architecture & Engg., BIT Mesra, Ranchi	Member
8	Er. Mukesh Kumar Executive Engineer I/c	Member
9	Prof. SL Harikumar, Registrar	Member Secretary

The following members could not attend the meeting:

1	Prof. Gopal Pathak, Professor-Dept. of Civil Engg. & Env. Science, BIT Mesra (on EOL) and Vice Chancellor, Jharkhand Technical University	Member
2	Sh. Agam Prasad, Electrical Superintending Engineer, Energy Department, Govt. of Jharkhand	Member

#### Invitees

S.N.	Name	Status
1	Dr. Sujit Kumar Pandey, Librarian and Chairman, Permanent Campus Development Committee	Invitee
2	Er. P.K. Das, Consultant (Civil Engineer)	Invitee

The Chairman welcomed the members and invitees present in 21<sup>st</sup> meeting of Building Committee and expressed his pleasure & deep gratitude for their presence to provide guidance and advice towards development of the University. The Chairman also introduced Er. P.K. Das, Consultant (Civil Engineer) to the members of the Building Committee.

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BC/2019/21/004	Allocation of land of size 60m x 40m to the Electrical Division of Jharkhand Govt. for construction of dedicated substation of size 33/11 KVA substation.
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Electricity Department of the State of Jharkhand asked for allocation of land for construction of a dedicated 33/11 KVA substation at the permanent campus of the University. With the kind approval of the competent authority, an area of land measuring 60m x 40m has been allocated to the Electrical Division of Jharkhand Govt. for construction of dedicated substation of size 33/11 KVA substation at permanent campus of the University. A copy of documents regarding allocation of land for 33/11 KVA substation is attached as **Annexure - IV**.

The matter was placed before the Building Committee for information.

**Resolution:**

The Committee noted the action taken by the University for allocation of land to the Electrical Division of the State Govt. for construction of dedicated sub-station of 33/11 KVA which is basically for infrastructural development of CUJ.

BC/2019/21/005	Status of release of fund as per sanctioned RCE of Rs 256.72 Crores through HEFA
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As directed by MHRD, the University applied to HEFA for sanctioning loan of Rs 256.72 Crores to the University. Upon considering the University's application, HEFA vide sanction letter ref. no. SAN/CUJ/248/2019-20 dated 14.09.2019 sanctioned the loan of Rs 256.72 Crores for development of half built buildings at permanent campus of the University. As per the terms and conditions of HEFA, Term Loan Agreement has also been signed with them on 11.10.2019. A copy of sanction letter and loan agreement is enclosed as **Annexure - V**.

The matter was placed before the Building Committee for information.

**Resolution:**

The Committee noted the action taken by the University for release of fund under HEFA. The Committee placed its appreciation on record for the efforts made by the University officials as this will pave the way to complete the half-built buildings at the permanent campus.

BC/2019/21/006	Engagement of existing PMC - M/s WAPCOS Ltd. for construction of incomplete buildings at permanent campus
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M/s WAPCOS Ltd. has been engaged for construction of new works at permanent campus of CUJ. At present, the MHRD has sanctioned fund only for the construction of incomplete buildings. The process of disbursement of fund through HEFA is likely to be started soon for incomplete buildings.

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Thereafter, the Chairman directed the Member Secretary to take up agenda of the meeting one by one.

BC/2019/21/001	To confirm the minutes of 20 <sup>th</sup> meeting of the Building Committee held on 29.05.2019.
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The Minutes of Meeting of 20<sup>th</sup> meeting of the Building Committee held on 29.05.2019 is placed as **Annexure - I**.

The minutes of meeting was placed before the Building Committee for perusal and confirmation.

**Resolution:**

The minutes of the 20<sup>th</sup> meeting was circulated to the member on 22.11.2019. No comments were received. The Committee confirmed the minutes.

BC/2019/21/002	Action Taken Report on the Minutes of 20 <sup>th</sup> meeting of the Building Committee held on 29.05.2019.
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Action Taken Report on the Minutes of 20<sup>th</sup> meeting of the Building Committee held on 29.05.2019 is attached as **Annexure - II**.

The Action Taken Report was placed before the Building Committee for information.

**Resolution:**

The Committee perused the action taken report and noted the same.

BC/2019/21/003	Allocation of 70.0 acres of additional Govt. Land to CUJ in addition to the existing land allocation
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The State Govt. had allocated 319.28 Acres of land at Vill. Cheri - Manatu, Kanke Block, Ranchi for permanent campus of the University. The University approached the State Govt. with further requirement of land and the Govt. of Jharkhand has allocated additional 70.0 acres of Govt. Land for infrastructural development of the University. A copy of letter regarding allocation of 70.0 Acres of land by the State Govt. is attached as **Annexure - III**.

The matter was placed before the Building Committee for information.

**Resolution:**

The Committee noted the allotment of additional 70 decimal land allotted by the State Govt. for development of the University. The Committee appreciated the effort taken by the University.

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*[Signatures]*

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**Resolution:**

The Committee discussed the matter in detail and upon consideration approved the proposal made by the University to approach the MHRD to correct the area of the buildings in approved RCE.

BC/2019/21/008	<b>Opening of alternative Entrance Gate &amp; Approach Road to permanent campus connecting Admin Building from ITBP side by utilizing the majority of Govt. Land.</b>
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The University requested the State Government for acquisition of private land falling within the existing allotted land to the University. It is being brought to the notice of the Building Committee that the process of acquiring private land is still not progressing inspite of regular persuasion to State Govt. from CUJ.

In view of above, the University is of the opinion to explore the possibility of utilizing the existing Govt. Land for their infrastructure development. Accordingly, it is proposed to open an Entrance Gate and Approach Road to permanent campus connecting Administrative Building from ITBP side utilizing majority of Govt. Land.

Thus, an Approach Road shown in the Master Plan is revised with slight modification. The layout drawing and cost estimate has been developed by the Architect - M/s DAPL and tentative estimated cost comes to Rs. 14.24 Crores for the same. A copy of revised Master Plan is attached as **Annexure - X**.

The matter was placed before the Building Committee for perusal and consideration.

**Resolution:**

The Committee discussed the matter in detail and upon consideration approved the proposal.

BC/2019/21/009	<b>Partial shifting of Academic Dept. in School Style Building</b>
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It is proposed to partially shift to the permanent campus and the start academic activities in School Style Building from the January 2020 as per the resolution against Agenda no. BC/2019/20/007. The necessary action in this regard has been initiated by the University, which is mentioned as hereunder:

- Amr  
28-11-19
1. Fencing around the School style building has been done.
  2. Approach to the buildings is likely to be completed in the next month.
  3. As far as water supply is concerned, the existing bore well (developed by the contactors for construction works) has been connected with the overhead tank of School Style Building Part-A.
- By: [Signatures]

Now, it becomes essential to have PMC for taking up the incomplete building for further constructions. M/s WAPCOS was asked to submit their proposal to take up the incomplete building through PMC. In the opinion of WAPCOS, PMC for incomplete building shall be entirely different than the PMC of the new work. They submitted their offer along with the required scope of work. A Committee was constituted at the University level to examine their proposal. The minutes of the said Committee's recommendation based on the probable scope of work and revised offer acceptable was placed before competent authority for approval. The competent authority has approved the offer as per the provision of original agreement vide clause related to variation/additional scope of work through supplementary agreement and directed to place the same before the Building Committee for ratification. A copy of offer submitted by WAPCOS for taking up the incomplete buildings for further construction is attached as **Annexure - VI**.

The matter was placed before the Building Committee for information and ratification.

**Resolution:**

The Committee deliberated the matter in detail and noted that fact that the supplementary agreement with the existing PMC was necessary in order to execute the work of the half-built buildings. The Committee ratified the decision taken by the Vice Chancellor with regard to entering into supplementary agreement with the existing PMC i.e. M/s WAPCOS.

BC/2019/21/007	To approach HEFA for funding to complete the half built buildings at permanent campus of the University.
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In the Cabinet Approval of Revised Cost Estimate for Rs. 256.72 Crores, the committed area for Academic Buildings and Library are not matching with the Revised Cost Estimate sent to MHRD by the University in the year 2018. The details of the area of various buildings as per RCE upon which the building construction has been done (presently incomplete) and area shown in approved RCE is attached as **Annexure - VII**.

The MHRD was also informed about the same during the process of HEFA loan and also requested for correction in the area shown in RCE (approved) with due communication to HEFA without any change in sanctioned amount. A copy of letter sent to MHRD is attached as **Annexure - VIII**.

A separate proposal has also been prepared for justifying our request to correct the area of academic buildings & Library. It is pertinent to mention here that without the correction in area, the buildings cannot be made functional even after utilizing HEFA loan. A copy of the said proposal is attached as **Annexure - IX**.

The matter was placed before the Building Committee for perusal and consideration.

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BC/2019/21/011	Payments for completed / uncompleted buildings in permanent campus
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As per the directive given by Building Committee, 60% payment was released to the contractors for their executed work. Further, necessary directive is required to make the balance payments to the contractors for the work done of their respective buildings keeping sufficient deductions for the CBI observations, security money, quality testing etc. to reduce the financial liabilities of CUJ utilizing HEFA loan for incomplete buildings.

The matter was placed before the Building Committee for perusal and consideration.

**Resolution:**

The Committee discussed the matter in detail upon consideration resolved to make the payment of dues to contractors after due deductions as per CBI observation and other statutory deductions like security deposit, quality testing, etc. The Committee also advised to inform the MHRD/UGC/CBI about the payments released to the contractors.

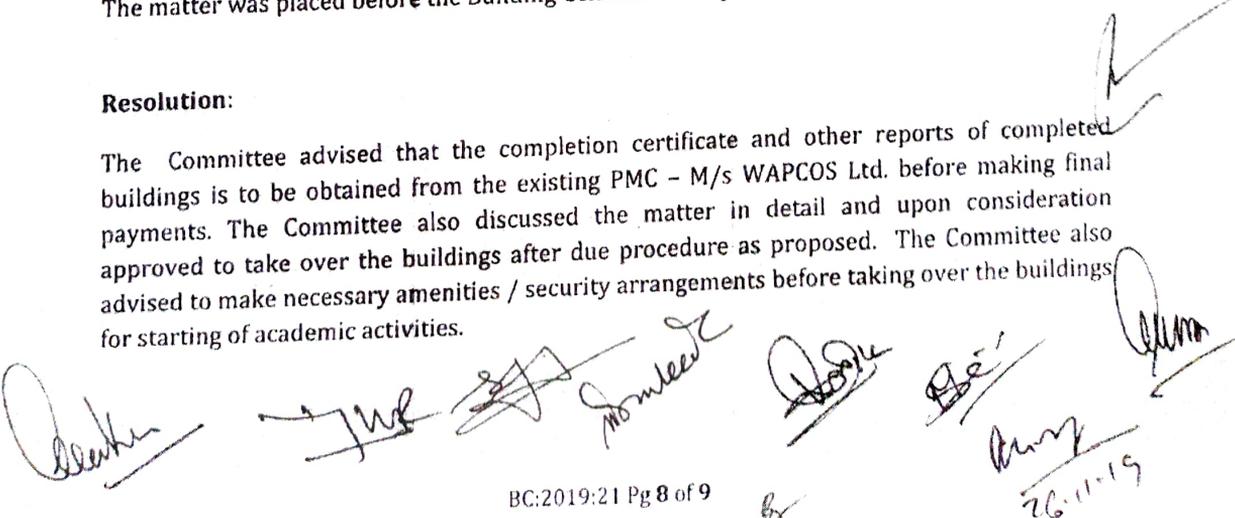
BC/2019/21/012	Taking over of the completed buildings at the permanent campus
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Part of the School Style Building, UG Boys Hostel - 3 seated, PG boys hostel (01 no) and part of the Admin building are almost complete and ready for taking over by CUJ. A Committee has been constituted to prepare the defect list of the respective building and will be handed over to the respective contractors for rectification. Meanwhile Engineering Division shall check the available documents related to testing of material used. In case of non-availability of such documents, post construction testing of such material shall be done. Based on the Committee's recommendation, rectification of defect, if any, final payments of the contractors shall be released and building shall be taken over.

The matter was placed before the Building Committee for perusal and consideration.

**Resolution:**

The Committee advised that the completion certificate and other reports of completed buildings is to be obtained from the existing PMC - M/s WAPCOS Ltd. before making final payments. The Committee also discussed the matter in detail and upon consideration approved to take over the buildings after due procedure as proposed. The Committee also advised to make necessary amenities / security arrangements before taking over the buildings for starting of academic activities.


  
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4. The Substation No.1 near School Style Building is going to be operational soon with 500 KVA DG set.
5. Estimate for temporary approach road connecting school style buildings from existing village road has been prepared. The estimated cost of the road is of Rs.25.00 Lacs. Tender Action for the same has been taken up.

The matter was placed before the Building Committee for perusal and consideration.

**Resolution:**

The Committee noted the action being taken by the University for partial shifting of academic activities to the permanent campus. The Committee upon consideration approved the work being /to be done for this purpose. The Committee also noted that it will be matter of great satisfaction that the university is now going to shift to its permanent campus and placed its appreciation on record for the efforts made by the university officials.

BC/2019/21/010	Road map for construction of Phase-I Buildings at permanent campus
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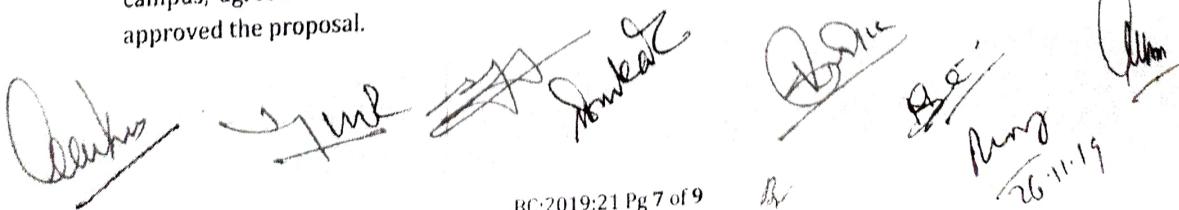
A road map for construction of Phase-I Buildings at permanent campus is proposed by the University, which is enumerated as follows:

- a. Part of the School Style Building Part-B shall be completed and the whole School Style Buildings shall be utilized for academics
- b. Central portion of Admin Building is almost completed. This building shall be taken up for the shifting of whole Administrative Staffs.
- c. Once the boundary wall for the two completed Boys Hostel is ready, the student shall be shifted to the permanent campus.
- d. Construction of other buildings like Academic Buildings, Library, Girls Hostels & Boys Hostels and other buildings, as per approved RCE, through the PMC - M/s WAPCOS Ltd.

The matter was placed before the Building Committee for perusal and consideration.

**Resolution:**

The Committee discussed the road map of construction of Phase - I buildings at permanent campus, agreed the new alignment to be taken up in 1<sup>st</sup> instance and upon consideration approved the proposal.



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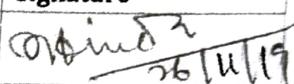
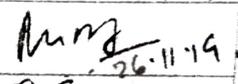
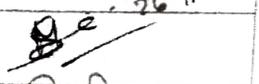
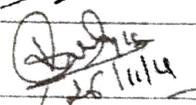
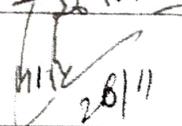
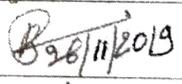
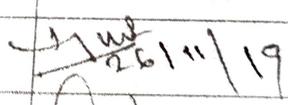
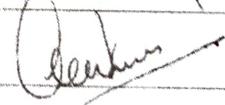
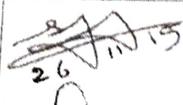
BC/2019/21/013      Any Other Matter.

The Member Secretary apprised the members about the development of starting the work of incomplete buildings. Some of the contractors has given consent that they are ready to start the work at their same rate, terms & conditions except payment of GST instead of deduction of VAT.

The members of the Committee is in the opinion that a consent from Chartered Accountant / legal advice from Tax Consultant against the agreement should be taken in this regard.

Thereafter, the meeting ended with a vote of thanks to the Chair.

**Signature of the Members / Invitees:**

S.N.	Name	Status	Signature
1	Prof. Nand Kumar Yadav 'Indu', Vice Chancellor	Chairman	 26/11/19
2	Prof. Ratan Kumar Dey, Professor, Department of Chemistry	Member	 26.11.19.
3	Prof. Manoj Kumar, Professor & Head, Department of Environmental Science	Member	 26.11.19.
4	Dr. Vimal Kishor, Finance Officer I/c	Member	 26/11/19
5	Sh. Shyam Lal Mehera, Chief Engineer (Tech. Cell) Urban Dev. & Housing Dept., GoJ	Member	 26/11
6	Sh. Bira Ram, Retd. Engineer in Chief, Water Resources Development, GoJ	Member	 26/11/2019
7	Dr. Satyaki Sarkar, Associate Professor, Dept. of Architecture & Engg., BIT Mesra, Ranchi	Member	 26/11/19
8	Er. Mukesh Kumar Executive Engineer I/c	Member	 26/11/19
9	Prof. SL Harikumar, Registrar	Member Secretary	
<b>INVITEES</b>			
10	Dr. Sujit Kumar Pandey, Librarian and Chairman, Permanent Campus Development Committee	Invitee	 26/11/19
11	Er. P.K. Das, Consultant (Civil Engineer)	Invitee	