

झारखण्ड केन्द्रीय विश्वविद्यालय
CENTRAL UNIVERSITY OF JHARKHAND

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



MINUTES
OF
22ND MEETING OF THE BUILDING COMMITTEE
held on May 28, 2020 at 03.00 PM
at Brambe Campus

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. Gopal Pathak, Professor-Dept. of Civil Engg. & Env. Science, BIT Mesra (on EOL) and Vice Chancellor, Jharkhand Technical University	Member
3	Prof. Manoj Kumar, Professor & Head, Department of Environmental Science	Member
4	Dr. Vimal Kishor, Finance Officer I/c	Member
5	Dr. Satyaki Sarkar, Associate Professor, Dept. of Architecture & Engg., BIT Mesra, Ranchi	Member
6	Sh. Agam Prasad, Electrical Superintending Engineer, Energy Department, Govt. of Jharkhand	Member
7	Er. Mukesh Kumar Executive Engineer I/c	Member
8	Prof. SL Harikumar, Registrar	Member Secretary

The following members could not attend the meeting:

1	Prof. Ratan Kumar Dey, Professor, Department of Chemistry	Member
2	Sh. Shyam Lal Mehera, Chief Engineer (Tech. Cell) Urban Dev. & Housing Dept., GoJ	Member
3	Sh. Bira Ram, Retd. Engineer in Chief, Water Resources Development, GoJ	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 22st meeting of Building Committee and expressed his pleasure & deep gratitude for their presence to provide guidance and advice towards development of the University.

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

BC/2020/22/001	To confirm the minutes of 21st meeting of the Building Committee held on 26.11.2019.
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The Minutes of Meeting of 21st meeting of the Building Committee held on 26.11.2019 is placed as *Annexure – I*.

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

Resolution:

The Building Committee confirmed the Minutes of Meeting of 21st meeting of the Building Committee held on 26.11.2019.

BC/2020/22/002	Action Taken Report on the Minutes of 21st meeting of the Building Committee held on 26.11.2019.
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Action Taken Report on the Minutes of 21st meeting of the Building Committee held on 26.11.2019 is attached as *Annexure – II*.

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

Resolution:

The Building Committee noted the Action Taken Report on the Minutes of 21st meeting of the Building Committee held on 26.11.2019.



BC/2020/22/003

To consider the matter of agreement / supplementary agreement executed for the construction projects at permanent campus.

Initially, in the year 2011-12, agreements were executed for building projects at permanent campus of the University and it was observed that these were executed for amounts lesser than that of the project cost. Subsequently, supplementary agreements were executed with 100% variation (in some cases even more than 100%) to complete the buildings, which is being brought to the members of the Building Committee for their information.

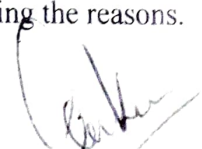
On similar pattern, a supplementary agreement for Girls Hostel was also executed on 05.12.2019 as the contractor had already executed work for more than Rs. 12.00 Crores. The details of above are enclosed in *Annexure – III* for information of the Building Committee.

In order to complete the construction of remaining portion of the buildings, further supplementary agreements are required to be executed for Library, Academic Building and Administrative Buildings, which is place before the Building Committee for perusal and approval.

The matter was placed before the Building Committee for information, perusal and approval.

Resolution:

The Committee noted that these agreements and supplementary agreements executed by the University earlier. Since, the completion of the existing building is in process and near to completion, the Committee recommends to execute necessary additional agreements / supplementary agreements as per the old proforma exclusively for early completion of the project successfully. The Committee also empowers the Vice Chancellor to take necessary steps to execute the same for timely completion of the project. The Committee is also of the opinion that all above decisions and decision to be taken in this regard in future to complete the project must be brought to the knowledge of MHRD / UGC stating the reasons.



BC/2020/22/004

To consider and resolve the issues regarding School of Management Sciences & PG Boys Hostel Block III & IV Buildings

From available financial records, it has been observed that the contractor, who was awarded the work of construction of Academic Building, was also constructing the building of School of Management Sciences. However, reference of construction of School of Management Sciences building is not found in the agreement / supplementary agreements executed for Academic Building with the contractor.

Similarly, the contractor, who was awarded the work for construction of PG Boys Hostel Block-I was also constructing PG Boys Hostel Block III & IV, which is not mentioned in the agreement. A detail of the construction work for the above buildings is annexed as **Annexure IV**.

The following anomalies have also been found in the above constructions:

1. There is difference in project cost and agreement value of these constructions.
2. There is variation from 100% to 200% or even more from the agreement value.

The matter was placed before the Building Committee for perusal, consideration and direction to proceed further in this matter.

Resolution:

The Committee deliberated the matter in detail on the issues of School of Management Building and PG Boys Hostels - Block III & IV. It is observed that there is no Agreement or Supplementary Agreement executed with the existing contractor for the above buildings. Therefore, the Committee decided to issue letters to the respective contractors, who have executed the building without having reference in the original / supplementary agreement for explaining the basis of executing these buildings and provide the documentary evidences available with them in proof of the same. The reply of contractors be placed in the next meeting of the Building Committee for deliberation.



BC/2020/22/005

To ratify the works sanctioned based on drawings & estimates for tendering

Following works have been sanctioned by the Vice Chancellor based on drawings and estimates submitted by the Architect M/s DAPL and sent to M/s WAPCOS for tendering:

SN	Name of Work	Estimated Cost
1	Construction of boundary wall around the permanent campus (Phase-I)	Rs. 16.43 Cr.
2	Peripheral road along the boundary wall for connecting village road	Rs. 05.34 Cr.
3	Construction of Road inside the permanent campus	Rs. 19.78 Cr.
4	Construction of Academic Building Part II	Rs. 59.74 Cr.

The above buildings and infrastructures are to be developed immediately in order to make the buildings of Phase-I functional. M/s WAPCOS (PMC) has already floated tender for sl.no. 1, 2 & 3. For sl. no. 4, tender is in process.

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

Resolution:

The Committee ratified the decision taken by the Vice chancellor.



BC/2020/22/006

To consider and approve the external development, boundary wall and landscaping work at permanent campus

The present project of all buildings under construction does not include external development, boundary wall and landscaping work. M/s WAPCOS (PMC) has been entrusted to prepare the drawings of external development for the under construction / completed buildings. M/s WAPCOS (till lockdown) has prepared the drawings for Administrative Building, School Style Building, Boys & Girls Hostels (**Annexure V**). Concept drawing of all the buildings has been approved by the Vice Chancellor. Detailed drawings and estimates are under preparation.

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

Resolution:

Building Committee considered and approved the proposal of external development, boundary wall and landscaping work at permanent campus.



BC/2020/22/007

To consider and resolve the issue of taxation (GST) in payment of bills of the contractors engaged at permanent campus

The construction of the buildings at permanent campus started in the year 2011. Due to certain reasons, the construction work was stalled in the year 2014. With huge efforts of the Hon'ble Vice Chancellor, the University restarted the construction work in the year 2019 by engaging the same contractors as per the terms and conditions of the agreement existed in 2011.

The contractors have agreed to complete the buildings with the condition to implement the GST instead of VAT for future payments. The agreements, which were executed in the year 2011 state that VAT be included in the running bills and the University used to deduct and deposit the same with the Sales Tax Department. The contractors are stating that they are depositing 12% GST on the bills raised for the construction work being done by them currently.

Now, for implementing GST taxation module, the matter is placed before the Building Committee for direction to resolve the matter.

Resolution:

The Building Committee advised that a meeting with the Chartered Accountant and Tax Consultant of the University with concerned Contractors and their Chartered Accountant may be arranged to discuss the GST liability in the bills. The recommendation of the Committee for GST be placed in the next meeting of Building Committee for appraisal and decision. The Committee further recommends to withhold an amount equal to 5% of the bill amount till further decision on GST liability.



BC/2020/22/008

Information regarding present progress / payment status of the Project at permanent campus.

A table showing upto date progress of the buildings, their payment status, etc. is prepared and placed for appraisal before the Building Committee (**Annexure – VI**).

Resolution:

The Committee appreciated the efforts of the University and noted the progress and payment made till date.

BC/2020/22/009

To consider and approve the Cost Estimate for the functional requirements for the completed buildings at permanent campus

A cost estimate for Rs. 95.00 Crores has been prepared and forwarded to MHRD for the functional requirements for the completed buildings at permanent campus, i.e. furniture & fixtures, landscaping around the buildings, IT infrastructure, online teaching & learning facilities and library books, etc. (**Annexure – VII**).

The matter is placed before the Building Committee for perusal and approval.

Resolution:

Members of the Building Committee were apprised the requirement to make the permanent campus fully functional in the Phase-I of the construction immediately. The same is required for shifting and starting of academic activities in the permanent campus.

The Building Committee discussed the requirements to make the University functional at permanent campus and agreed on the proposed requirements and further recommends to forward the same to MHRD for consideration of additional fund in this regard.



BC/2020/22/010

To consider and approve the Cost Estimate (Project Report) for the buildings and other infrastructure for Phase II Construction

A Cost Estimate (Project Report) has been prepared for additional buildings and other infrastructures for Phase - II construction at the permanent campus of the University for being sent to MHRD for their consideration & HEFA funding (**Annexure – VIII**).

The detail of Cost Estimate (Project Report) is placed before the Building Committee for perusal and approval.

Resolution:

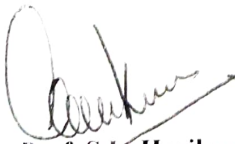
Members of the Building Committee discussed the details of Phase II construction proposed by the Architect – DAPL and upon consideration, approved the proposal in-principle and recommended to forward the proposal to MHRD for its consideration.

BC/2020/22/011

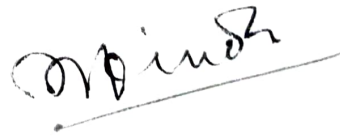
Any Other Matter

The Committee advised the existing PMC to ensure that buildings are constructed as per the original plan and accordingly a certificate may be obtained from them.

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



Prof. S.L. Harikumar
Registrar
Member Secretary



Prof. Nand Kumar Yadav 'Indu'
Vice Chancellor
Chairman