

झारखण्ड केन्द्रीय विश्वविद्यालय
CENTRAL UNIVERSITY OF JHARKHAND

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



MINUTES
OF
26TH MEETING OF THE BUILDING COMMITTEE
held on January 11, 2022 at 11.00 AM
through GOOGLE MEET

Prof. Kshiti Bhusan Das, Vice Chancellor of the University chaired the Meeting:

The following Members/Invitees were present:

S.No.	Name	Status
1	Prof. Kshiti Bhusan Das Vice Chancellor	Chairman
2	Prof. Gopal Pathak, Ex-Vice Chancellor, Jharkhand University of Technology	Member
3	Sri A K Jain, Retd Spl. DG, CPWD	Permanent Invitee
4	Dr. Satyaki Sarkar, Asso. Professor, Dept. of Arch. & Engg., BIT Mesra, Ranchi	Member
5	Sri Agam Prasad, Electrical Supdtg. Engineer, Energy Department, Govt. of Jharkhand	Member
6	Prof Manoj Kumar, Professor & Head, Dept. of Environment Science	Member
7	Dr. Manoj Kumar, Asso. Professor, Dept. of Life Science	Member
8	Dr. Vimal Kishor, Asso. Professor Finance Officer (I/c)	Member
9	Er Mukesh Kumar, Executive Engineer (I/c)	Member
10	Prof. S L Harikumar, Registrar	Member Secretary

Regrets

S.No.	Name	Status
1	Sri Subhash Rai, Retd. Chief Manager (Civil), CMPDIL, Ranchi	Member

Invitees

S.No.	Name	Status
1	Dr. Sujit Kumar Pandey, Librarian and Convener, Permanent Campus Development Committee	Invitee
2	Prof. Ashoke Kumar Sarkar, Professor I/c I.A.	Invitee

At the outset, Prof. SL Harikumar, Registrar and Member Secretary of the Committee extended warm welcome to Prof. Kshiti Bhusan Das, Hon'ble Vice Chancellor and Chairman of the Committee for his gracious presence in his first meeting of Building Committee after resuming the charge as Hon'ble Vice Chancellor on 26.07.2021.

Prof. Kshiti Bhusan Das, Hon'ble Vice Chancellor welcomed all the members of the Building Committee and expressed his pleasure and deep gratitude for their presence to provide guidance and advice towards attainment of Vision, Mission and Objectives of the University.

Thereafter, he requested the Member Secretary to take up agenda of the meeting one by one.



BC/2021/26/001**To Confirm the minutes of 25th meeting of Building Committee held on 19.03.2021.**

The 25th meeting of the Building Committee held on 19.03.2021. The minutes of the meeting was placed as **Annexure - I**.

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

Resolution:

The Minutes of 25th meeting of the Building Committee held on 19.03.2021 was confirmed except Agenda No. BC/2021/25/006, to which the members of the Committee advised to review and place it in the next meeting of the Building Committee for consideration.



BC/2021/26/002	Action Taken Report on the minutes of 25th meeting of Building Committee held on 19.03.2021.
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Action taken report on the minutes of 25th meeting of the Building Committee held on 19.03.2021 was attached as **Annexure -II**

Action taken report was placed before building Committee for information.

Resolution:

The Building Committee noted the Action Taken Report on the minutes of 25th meeting of the Building Committee held on 19.03.2021 except Agenda No. BC/2021/25/006 and advised to review this agenda item and place it in the next meeting of the Building Committee for consideration.



BC/2021/26/003

To consider and ratify the proposal front elevation of portico, courtyard development and underground water tank of capacity 5,00,000 Litre inside administrative building.

Considering the availability of fund for the Administrative Building, it has been decided to develop courtyard, front portico elevation and underground water tank in the Administrative Building at permanent campus of the University for immediate requirement in order to overall completion of the building by the existing contractor.

M/s WAPCOS has submitted the plan / elevation and BOQ of above mentioned work which has been approved for execution by the existing contractor. A copy approval and BOQ submitted by M/s WAPCOS was attached herewith as **Annexure-III**.

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

Resolution:

The Building Committee ratified the decision of the Hon'ble Vice Chancellor to approve the proposal for front elevation of portico, courtyard development and underground water tank of capacity 5,00,000 Litre inside Administrative Building Boundary / Compound subject to availability of fund as per the agreement / supplementary agreement.

Further, the Committee directed the PMC - M/s WAPCOS Ltd. to take all necessary steps to comply with all mandatory clearances / certifications from the respective Govt. authorities, viz. Fire safety clearances, etc.



BC/2021/26/004	To consider and ratify Execution of Aluminum Composite Panel (ACP), structure glazing in the corridor and Auditorium internal work in Academic Building-I, Part-B and Front elevation of Portico (with steel structure) of Academic Building -I, Part-C
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M/s WAPCOS Ltd. has submitted an Estimate for the work of Aluminum Composite panel (ACP), structure glazing in the corridor and Auditorium internal work in Academic Building-I, Part-B by the existing contractor M/s Pushpanjali Homes Pvt. Ltd. They have also submitted an Estimate for the work of front elevation of Portico (with steel structure) of Academic Building -I, Part-C to be executed by the existing contractor - M/s R.K. Mishra & Co. for overall completion of the building as per the agreement with the contractor. A copy of Estimates submitted by M/s WAPCOS Ltd. was attached as **Annexure - IV**.

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

Resolution:

The Building Committee, after a detailed discussion, ratified the work of execution of Aluminum Composite Panel (ACP), structure glazing in the corridor and Auditorium internal work in Academic Building-I, Part-B and Front elevation of Portico (with steel structure) of Academic Building -I, Part-C.



BC/2021/26/005

Information regarding award of work of Academic Building-IV to M/s Helcons by the PMC, M/s WAPCOS Ltd.

The balance work for construction of Academic Building-IV has been awarded to M/s Helcons by the PMC, M/s WAPCOS Ltd. valued at 27.65 Cr.+GST. A copy of Work Order was attached as **Annexure - V**.

The matter was placed before the Building Committee for information.

Resolution:

The Building Committee noted the information and approved the award of work of Academic Building-IV to M/s Helcons by the PMC, M/s WAPCOS Ltd.



BC/2021/26/006

To consider and ratify execution of supplementary agreement for Academic Building, Part-B (contractor - M/s Pushpanjali Homes Pvt. Ltd.)

As per resolution passed in 22nd Building Committee (BC:2020-03), the Committee recommended to execute a supplementary agreement for the Academic Building, if so required, to complete the building and accordingly, the supplementary agreement has been executed for the work of Academic Building, Part-B with the existing contractor M/s Pushpanjali Homes Pvt. Ltd.). A copy of Supplementary Agreement was attached herewith as **Annexure-VI**.

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

Resolution:

The Building Committee, after due deliberations, ratified the execution of supplementary agreement for Academic Building, Part-B (contractor - M/s Pushpanjali Homes Pvt. Ltd.) with the advice to complete the work within the limit of cost estimate. The Committee further advised not to execute any further supplementary agreement.



BC/2021/26/007

Information regarding Agreements and Supplementary Agreements signed with different contractors for construction and development work at permanent campus of the University

In the 22nd meeting of the Building Committee, it was brought to the notice that 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. 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.

In order to complete the construction of remaining portion of the buildings, further supplementary agreements were required to be executed for Library, Academic Building and Administrative Buildings.

In the resolution, the Committee noted that these agreements and supplementary agreements were executed by the University earlier. Since, the completion of the existing building is in process and near to completion, the Committee recommended to execute necessary additional agreements / supplementary agreements as per the old proforma exclusively for early completion of the project successfully. The Committee also empowered the Vice Chancellor to take necessary steps to execute the same for timely completion of the project.

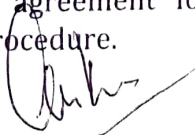
Based on the resolution, in order to complete the construction of remaining portion of the buildings, further supplementary agreements have been executed for Girls Hostel with M/s Mourya Heritage Inn Pvt. Ltd, Academic Building Part-B with M/s Pushpanjali Homes Pvt. Ltd., Academic Building Part-C with M/s R.K. Mishra & Co. and Administrative Building with M/s Sadanand Gupta.

A status update on completion of various buildings also indicating agreement value and project cost was attached as **Annexure - VII**.

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

Resolution:

The Building Committee, after due deliberations, noted ratified further, the execution of Agreements and Supplementary Agreements signed with different contractors for construction and development work at permanent campus of the University with the advice to complete the work within the limit of cost estimate approved by the Cabinet as conveyed by the Ministry of Education. The Committee further advised not to execute any further supplementary agreement for these works, without proper assessment, justification and proper procedure.



BC/2021/26/008**To consider and approve the installation of 4 nos. Elevators, fire-fighting, HVAC and false ceiling in the Administrative Building**

M/s WAPCOS Ltd. has submitted the analysis of rate and estimates for installation of 4 nos. Elevators, fire-fighting, HVAC and false ceiling in the Administrative Building to be executed by the existing contractor - M/s Sadanand Gupta. A copy of Analysis Report and Estimate was attached as **Annexure - VIII**.

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

Resolution:

The Building Committee, after a detailed discussion, approved the proposal for installation of 4 nos. Elevators, fire-fighting equipments, HVAC and False Ceiling in the Administrative Building subject to availability of fund as per the agreement / supplementary agreement.

Further, the Committee directed the PMC - M/s WAPCOS Ltd. to take all necessary steps to comply with all mandatory clearances / certifications from the respective Govt. authorities, viz. fire safety, etc.



BC/2021/26/009	To consider and approve the release of advance payment of Rs.14,75,000.00 to IIT Roorkee for Structural Safety Audit for incomplete / partially completed buildings at permanent campus of the University
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The work for Structural Safety Audit for incomplete / partially completed buildings at permanent campus of the University has been awarded to IIT Roorkee pursuant to the tender process completed and Work Order awarded by M/s WAPCOS Ltd. A copy of Work Order was attached as **Annexure - IX**.

M/s WAPCOS Ltd. vide its letter dt. 22.06.2021 has requested the University to release the advance payment of Rs. 14,75,000.00 to IIT Roorkee as per the terms and conditions mentioned in Work Order as included in Clause A) i) of the Agreement dt. 04.12.2019 of the University with M/s WAPCOS Ltd., "..... CUJ shall directly make payments to Third Party Agency for their services towards the assessment of structural stability of incomplete buildings / structure after verification of WAPCOS". A copy of letter dt. 22.06.2021 of M/s WAPCOS Ltd. alongwith Invoice submitted by IIT Roorkee was attached as **Annexure - X**.

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

Resolution:

The Building Committee authorized the Hon'ble Vice Chancellor to release the advance payment of Rs.14,75,000.00 to IIT Roorkee for Structural Safety Audit for incomplete / partially completed buildings at permanent campus of the University. M/s WAPCOS was directed to collect the preliminary report of the first work assigned to IIT Roorkee.



BC/2021/26/010**To consider & approve the revised proposal to raise the Block A&B from G+1 to G+2 and to reduce the Block C&D from G+2 to G+1 for the Project of Construction of Academic Building-2 at Permanent Campus**

M/s WAPCOS Ltd. has submitted the revised proposal to raise the Block A&B from G+1 to G+2 and to reduce the Block C&D from G+2 to G+1 for the Project of Construction of Academic Building-2 at Permanent Campus of Central University of Jharkhand (CUJ) at Cheri-Manatu, Ranchi, Jharkhand. A copy of revised proposal was attached as **Annexure - XI.**

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

Resolution:

The Building Committee, after a detailed discussion, approved the revised proposal to raise the Block A&B from G+1 to G+2 and to reduce the Block C&D from G+2 to G+1 for the Project of Construction of Academic Building-2 at Permanent Campus.

Further, the Committee directed the PMC - M/s WAPCOS Ltd. to take all necessary steps to comply with all mandatory clearances / certifications from the respective Govt authorities, viz. fire safety, etc.



BC/2021/26/011	To consider & approve the revised BOQ for the Project - "External Development Works of Girls Hostel, PG Boys Hostel & UG Boys Hostel at Permanent Campus
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M/s WAPCOS Ltd. has submitted the revised BOQ for the Project - "External Development Works of Girls Hostel, PG Boys Hostel & UG Boys Hostel for Permanent Campus of Central University of Jharkhand at Cheri-Manatu, Ranchi, Jharkhand" to be executed by M/s Kumar Enterprises. A copy of revised BOQ was attached as **Annexure - XII.**

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

Resolution:

The Building Committee, after a detailed discussion, approved the revised BOQ for the Project - "External Development Works of Girls Hostel, PG Boys Hostel & UG Boys Hostel at Permanent Campus.



BC/2021/26/012

To consider & approve the revised BOQ for the Project - "External Development Works of Administrative Building and School Building at Permanent Campus

M/s WAPCOS Ltd. has submitted the revised BOQ for the Project - "External Development Works of Administrative Building and School Building for Permanent Campus of Central University of Jharkhand at Cheri-Manatu, Ranchi, Jharkhand" to be executed by M/s Narayan Kumar. A copy of revised BOQ was attached as **Annexure - XIII**.

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

Resolution:

The Building Committee, after a detailed discussion, approved the revised BOQ for the Project - "External Development Works of Administrative Building and School Building at Permanent Campus.



BC/2021/26/013

To consider & approve the Plan / design and estimate submitted by M/s.WAPCOS Ltd. for establishment of the Engineering Workshop

The Budget, Fund Allocation and Utilization Committed in its meeting held on 01.10.2021 discussed the usual expenditure requirement of the University in both campuses, and considering the allocation of fund under the Campus Development, allocated Rs. 20.00 lakhs for maintenance, renovation and repairs work.

The Committee further allocated Rs. 80.00 lakhs to establish Engineering Workshop & Utility Centre in the University. M/s WAPCOS Ltd. has also submitted a Plan / design and estimate for establishment of the Engineering Workshop & Utility Centre.

A copy of Minutes of Meeting as well as Plan / design and estimate submitted by M/s.WAPCOS Ltd. was attached as **Annexure - XIV**.

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

Resolution:

The Building Committee, after a detailed discussion, advised to revise the plan / design and estimate submitted by M/s WAPCOS Ltd. for establishment of Engineering Workshop. It also authorized the Hon'ble Vice Chancellor to take appropriate decision in this matter as the fund allocation need to be utilized before the end of financial year 2021-22.



BC/2021/26/014

To consider and approve the Handing Over Process of the buildings at Permanent Campus

M/s WAPCOS Ltd. has submitted a proposal that the following buildings are at completion stage and they have issued letters to the concerned contractors to initiate the process & documentation for handing over of the buildings at permanent campus of the University:

S.No.	Name of the Building	Name of the Contractors
1	PG Boys Hostel 13B (Part-A)	M/s B.P. Construction
2	UG PG Boys Hostel	M/s Bharat Drilling & Foundation Treatment Pvt. Ltd.
3	Girls Hostel	M/s Mourya Heritage Inn Pvt. Ltd.
4	School Style Building	M/s JC Enterprise & M/s Raj Construction
5	Sub-Stations	M/s B.P. Construction

A copy of letter of M/s WAPCOS Ltd. was attached as **Annexure - XV**.

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

Resolution:

The Building Committee, after a detailed discussion, accorded its approval to initiate the Handing Over Process of the following buildings at Permanent Campus:

S.No.	Name of the Building	Name of the Contractors
1	PG Boys Hostel 13B (Part-A)	M/s B.P. Construction
2	UG PG Boys Hostel	M/s Bharat Drilling & Foundation Treatment Pvt. Ltd.
3	Girls Hostel	M/s Mourya Heritage Inn Pvt. Ltd.
4	School Style Building	M/s JC Enterprise & M/s Raj Construction
5	Sub-Stations	M/s B.P. Construction

Further, the Committee directed the PMC - M/s WAPCOS Ltd. to take all necessary steps to comply with all mandatory clearances / certifications from the respective Govt. authorities, viz. fire safety, etc., before acquisition of the said buildings.



BC/2021/26/015

To consider and approve temporary fencing around 15.82 Acres land being allocated to the University

The State Government is in the process of acquisition of 15.82 Acres Raiyati land to be allocated to the University. It is proposed to do temporary fencing around the allocated 15.82 Acres land to the University through the PMC M/s WAPCOS Ltd.

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

Resolution:

The Building Committee, after a detailed discussion, approved-in-principle the work of temporary fencing around 15.82 Acres land being allocated to the University. It also authorized the Hon'ble Vice Chancellor to take appropriate decision after the preparation of Cost Estimate of this proposal.

A handwritten signature in black ink, appearing to be 'Chauhan', with a horizontal line underneath it.

BC/2021/26/016

To consider and approve the extension of time for various construction projects

M/s WAPCOS Ltd. vide its letter dt. 09.10.2021 has requested that suitable extension of time for various constructions projects for development of permanent campus of the University be provided to the concerned contractors to complete the projects on the basis of justifiable reasons.

A copy of letter dt. 09.10.2021 of M/s WAPCOS Ltd. was attached as **Annexure - XVI**.

Resolution:

The Building Committee, after due deliberations, approved the extension of justified (by M/s WAPCOS, the PMC) time for various construction projects including Administrative Building, Academic Building-I, Part A, Part B & Part C, Library Building with the advice to complete the work within the limit of cost estimate approved by the Cabinet as conveyed by the Ministry of Education.

BC/2021/26/017	Information regarding Force Majeure situation due to extremely heavy rain leading to collapse of retaining wall at the corner of the playground of Academic Building - III at Permanent Campus
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Due to heavy continuous non-stop rainfall, a portion of retaining wall (approx. 20 meter) at the corner of playground of the School Style Building constructed by earlier contractor (M/s J.C. Enterprise) in the year 2013-14 fallen down on 30.07.2021 (at night). As a result, the pavilion constructed by the existing contractor (M/s Narayan Kumar) in playground adjacent to & inside the retaining wall also fallen down. The existing contractor is not able to construct the full pavilion due to hindrance at this portion and only the beams were constructed, which has fallen down.

As per the natural topography & slope of the playground, whole rain water collected in the playground of size (100m x 90m) flows towards the outfall, which is provided in this portion of retaining wall through weep holes. However, due to unexpected more water pressure & scouring of natural earth as a result of very heavy continuous non-stop rainfall, the retaining wall has fallen down. Further, this portion of retaining wall has also affected the adjacent retaining wall of additional length of approx. 10 m - 15 m, which is also tilted & may fall down in future and may result into damage of pavilion constructed adjacent to it.

A copy of letter received from the PMC - M/s WAPCOS Ltd. in this regard was enclosed as **Annexure - XVII**.

The matter was placed before the Building Committee for information.

Resolution:

The Building Committee, after a detailed discussion, noted the information regarding Force Majeure situation arisen due to extremely heavy rain leading to collapse of retaining wall at the corner of the playground of Academic Building - III at the Permanent Campus.



BC/2021/26/018

To consider and approve the estimate submitted by M/s WAPCOS Ltd. for the construction of retaining wall collapsed due to heavy rain at the corner of the playground of Academic Building - III

M/s WAPCOS Ltd. has submitted an estimate for construction of retaining wall collapsed due to heavy rain at the corner of the playground of Academic Building - III at permanent campus of the University. A copy of the Estimate was enclosed as **Annexure-XVIII.**

It is proposed that the construction of retaining wall collapsed due to heavy rain at the corner of the playground of Academic Building - III may be done through the existing external development work being carried out by M/s Narayan Kumar for Academic Building - III.

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

Resolution:

The Building Committee, after a detailed discussion, advised to prepare a revised estimate by M/s WAPCOS Ltd. for the construction of retaining wall collapsed due to heavy rain at the corner of the playground of Academic Building - III by the existing contractor - M/s Narayan Kumar. It also authorized the Hon'ble Vice Chancellor to approve the revised proposal, so that the work may not be hampered, which may be ratified in the next meeting of Building Committee.



BC/2021/26/019


Any Other Matter

The Executive Engineer I/c submitted a proposal submitted by M/s WAPCOS Ltd. with a Cost Estimate of Rs. 2.13 Crores for external development works and miscellaneous electrical works of Substation 1, 2, 3 & 4 at permanent campus of the University.

Resolution:

The Building Committee, after discussions, approved the proposal submitted by M/s WAPCOS Ltd. with a Cost Estimate of Rs. 2.13 Crores for external development works and miscellaneous electrical works of Substation 1, 2, 3 & 4 at permanent campus of the University, which will be executed by the existing contractor - M/s B.P. Construction.


Prof. S.L. Harikumar
Registrar
Member Secretary


Prof. Kshiti Bhusan Das
Vice Chancellor
Chairman