



# जम्मू केंद्रीय विश्वविद्यालय Central University of Jammu

राया-सूचानी (बागला), जिला सांबा-181143, जम्मू (जम्मू एवं कश्मीर)  
Rahya-Suchani (Bagla), District: Samba - 181143, Jammu (J&K)

## Minutes of the 12<sup>th</sup> Meeting of the Building Committee for development of Central University of Jammu

The 12<sup>th</sup> meeting of the Building Committee of Central University of Jammu was held under the chairmanship of Prof. Ashok Aima, Vice Chancellor Central University of Jammu on 13<sup>th</sup> Nov, 2017 at 04:00 PM in the Committee Room of the Temporary Academic Block, Sainik Colony, Jammu.

The following were present:

- |                            |  |
|----------------------------|--|
| 1. Prof. Ashok Aima        | Vice Chancellor and Chairperson  |
| 2. Prof. Devanand          | HoD, Department of Computer Science & IT   |
| 3. Dr. Ravi Kumar          | Registrar, CUJ, Member Secretary   |
| 4. Sh. V.K Pant            | Chief Architect, Architect Organization, J&K                                       |
| 5. Sh. Kiran Wattal        | Retd. JMC Commissioner, Jammu  |
| 6. Sh. V.K Abrol           | Retd. Chief Engineer, PHE/Former Member<br>Water Regulatory Authority              |
| 7. Sh. Sanjeev Kumar Gupta | HoD, Deptt. of Civil Engineering, GCET, Jammu                                      |
| 8. Prof. Lokesh Verma      | Academic Coordinator, CUJ  |
| 9. Prof. N. K Tripathi     | HoD, Department of Animal Sciences & Wildlife                                      |
| 10. Er. Ashok Kapoor       | Retd. Superintending Engineer, JDA Jammu   |
| 11. Er. Vinod Sharma       | Retd. Executive Engineer, PHE as Special Invitee                                   |
| 12. Sh. Mohit Mahajan      | Executive Engineer, CUJ  |
| 13. Sh. Mohammed Iqbal     | I/c Finance Officer, CUJ   |
| 14. Sh. H. N Thakur        | Executive Director, Northern Regional office,<br>EPI New Delhi. as Special Invitee |
| 15. Sh. Harish Kumar       | GM & Project Head, EPIL as Special Invitee   |
| 16. Sh. Amardeep Singh     | Asstt. Project Manager, LKS India Pvt. Ltd. as<br>Special Invitee                  |
| 17. Er. Kuldeep Dubey      | Junior Engineer, CUJ   |
| 18. Sh. Sahil Chopra       | Representative of M/s Sikka Associates Architect                                   |

At the outset, the Vice Chancellor welcomed all the members and thereafter, the Executive Engineer gave a detailed presentation about the progress of the various works and thereafter, the Agenda items were taken up as under :-

**Item No 1:**

**To Confirm the Minutes of the 11th Meeting of the Building Committee held on 27th July, 2017.**

Resolved to confirm the minutes of the 11<sup>th</sup> Building Committee meeting.

**Item No 2:**

**To place before the Building Committee the Minutes of the 1<sup>st</sup> and 2<sup>nd</sup> Building Advisory Committee meetings for approval.**

Resolved to confirm the minutes of the 1<sup>st</sup> and 2<sup>nd</sup> Building Advisory Committee meetings.

**Item No 3:**

**To consider report about the development of the Campus since the 11<sup>th</sup> Meeting of the Building Committee held on 27th July, 2017.**

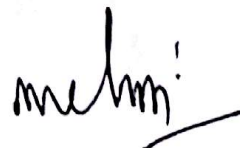
While reviewing the progress of the development works, the committee was appreciative of the works executed so far and recommended that all such contracts where works are either completed or nearing completion, should be wrapped up and the contracts be closed after finalization. The committee also appreciated the optimum utilization of the infrastructure by running Academic classes in Professor's Qtrs. and also in the Administrative-cum-Academic Block.

However, the committee showed concern on the slippage of the completion dates of ESS-1 & ESS-2 by M/s EPIL as committed during the previous Building Committee meeting. On this, the Executive Director of M/s EPIL, Mr. Thakur apprised the committee that the PMC is exploring various options to get these works executed at the earliest and hand-over the assets to the CUJ.

**Item No 4:**

**To Place before the Building Committee the report about the action taken on the decision of the 11<sup>th</sup> meeting of the Building Committee held on 27<sup>th</sup> July, 2017.**

Resolved to approve the ATR of the 11<sup>th</sup> Building Committee meeting.





**Item No 5:**

**To place before the Building Committee the Report of visit to two Universities by the constituted committee.**

Resolved to accept the report and recommendations of the constituted committee.

**Item No 6:**

**To place before the Building Committee the slow progress of Construction of Hostels by CPWD.**

There was no representative from the CPWD present in the meeting. The committee noted with concern the slow progress of the both hostel blocks and recommended the CUJ to take up the matter with the higher authorities of CPWD to expedite the progress of works.

**Item No 7:**

**To place before the Building Committee the Extension of Time in favour of the PMC i.e. EPIL in view of the expiry of their contract period.**

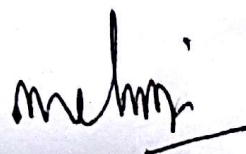
Resolved that the 3<sup>rd</sup> EOT be granted by CUJ in favour of M/s EPIL upto 30.04.2018 on provisional basis keeping in view the fact that as the road and electrical works are presently in progress whereas, M/s NCC and M/s Percept Builders have completed the allotted works and their final bills are being prepared. Therefore, it becomes imperative that the contract of M/s EPIL remains alive so as to provide legitimacy to the ongoing works and for processing the RA Bills and final Bills. However, CUJ shall at the time of grant of EOT may decide on levying the liquidate damages/penalty on the PMC.

The committee suggested the Vice Chancellor to take a call on the further works to be assigned to M/s EPIL.

**Item No 8:**

**To place before the Building Committee the final drawing of the Boundary Wall for approval.**

The Executive Engineer put up the draft of the modified drawing of Boundary Wall based on the advice of the Building Advisory Committee in its 1<sup>st</sup> meeting. However, some members showed reservation to the draft design and therefore, to generate further consensus amongst all the members, it was decided that a sub-committee comprising of Sh. V.K Pant, Sh. Kiran Wattal, Sh. Vinod Sharma, Sh. Mohit Mahajan and Sh. Sahil Chopra shall further deliberate on the issue and finalise the drawings

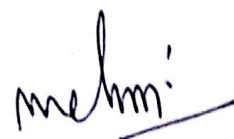


which shall then be circulated to rest of the committee members for further suggestions/approval.

**Item No 9:**

**To place before the Building Committee the list of proposed works to be taken-up as Priority-I & Priority-II by the Central University of Jammu for approval.**

- i) The Building Committee endorsed the concern of the Advisory Committee in its 2<sup>nd</sup> meeting with regard to the fact that as on date, there is **no designated Academic Block** constructed in the campus to run the classes of various courses in a proper manner. Instead, the Academic classes are presently being managed in the Administrative cum Academic Block and in the Professors. Qtrs. after carrying out the necessary modifications, as a stop gap arrangement. Therefore, the committee was of the opinion that the works to be taken-up for execution in future, should be duly prioritized keeping in mind the immediate requirements of the University and thus, agreed to the proposal put-forth by the CUJ under Priority-I and Priority-II, subject to the availability of funds. The committee also requested the Vice Chancellor in one voice to take up the matter of utilisation of funds with the concerned authorities, accordingly.
- ii) The committee also endorsed the decision taken in the 1<sup>st</sup> Building Advisory Committee meeting held on 25.08.2017 to call-off the tenders of the two science blocks : School of Life Sciences & the School of Basic and Applied Sciences, financial bids of which had been kept on hold by M/s EPIL on the instructions of the CUJ, after considering the comments of the M/s EPIL, as well and advised CUJ to invite fresh tenders for these two works.
- iii) The committee was also on the same page on the concern shown by the Advisory Committee during its 2<sup>nd</sup> meeting on 03.11.2017 while inspecting the deferred work of 36 Qtrs. of Associates/Assistant Professors and recommended that the deferred works should be attended to in order to save the structure from deterioration/decay after getting the stability and soundness of the structure inspected by a third party to avoid the expenditure incurred so far, from becoming infructuous.





**Item no: 10 Miscellaneous item:**

**(i) To place before the Building Committee the estimates for Construction of 100 seated Working Women's Hostel in University – under Ministry of Women & Child Development for approval.**

The Executive Engineer informed about the policy of the Ministry of Women and Child Development to provide financial assistance to the extent of 75% of the construction cost for the construction of Working Women Hostel to provide safe and affordable accommodation to the Working Women. This apart, one time non-recurring grant of Rs. 7500/- per inmate for purchase of furniture shall also be provided at time of commencement of the hostel. In this context, the CUJ intends to avail the benefits of this scheme and construct one 100 bed hostel in the campus for the working women at an approximate cost of Rs. 8.77 Cr. and submit the proposal to the concerned quarters for sanction. The funds over and above the sanctioned amount shall be met out of the University fund allocation.

Resolved to approve the item.

(ii) It was also decided that the next meeting of the Building Committee shall be held in the 1<sup>st</sup> week of January' 2018 and the Agenda be circulated well in time.

The meeting concluded with vote of thanks to the chair.

**This issues with the approval of the competent authority.**

  
20.11.17  
**Er. Mohit Mahajan,**  
**Executive Engineer**

No: CUJ/W/2017-18/117/

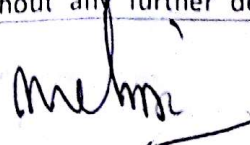
Dated: .11.2017

S.No	Name of Work	Cost without furniture	Recommendations of the Building Committee
<b>Priority-I</b>			
1)	School of Life Sciences (08 deptts)	133.70 Crores	The Building Committee resolved to call-off the tenders invited for these two science blocks by M/s EPIL and to invite fresh tenders.
2)	School of Basic & Applied Sciences (05 deptts)	109.03 Crores	
3)	Boundary wall	25.08 Crores	The Building Committee resolved to invite e-tenders in groups so that more agencies can be deployed and the work gets completed expeditiously. Similar were the remarks of the bid opening committee vide no: CUJ/W/2017-18/1566-71 dated: 14.07.2017 which was constituted to open the bids invited from the PSUs.
4)	School of Education under PMMMNMTT Scheme which shall be a separate portion of main School of Education building (funds from MHRD under PMMMNMTT Scheme Rs. 5.50 Crores and the balance funding shall be UGC share)	7.00 Crores	The Building Committee resolved to assign this work to M/s EPIL.
5)	Kendriya Vidyalaya	16.13 Crores	The Building Committee resolved to assign this work to M/s EPIL.
	<b>Total</b>	<b>290.94 Crores</b>	



Priority II

S. No	Name of work	Cost without furniture	Remarks of CUJ
1)	Addl. Facilities for Guest House	2.00 Crores	At present only 24 Rooms have been constructed without any other facilities including kitchen, dining hall & reception etc. Now to operationalize the Guest House these additional facilities need to be added.
2)	Sports Complex including Directorate Building.	8.32 Crores	Sports complex is required for the recreation of the students/faculty as there is none such facility in the campus at present.
3)	Community Radio Station& T.V Studio	2.20 Crores	Letter of Intent received for setting up of Community Radio Station from Ministry of Information & Broadcasting vide no: 104/101/2016-CRS dated: 02.01.2017.
4)	Shopping Complex	2.20 Crores	It is necessary to have a shopping complex for the convenience of the residents of the campus both students, as well as, faculty.
5)	Centre for information & communication	9.35 Crores	University intends to construct centre for information & Communication realising the importance of the same in the present digital era for the growth of knowledge of students.
6)	Boys Hostel	9.65 Crores	University intends to construct 100 bedded Boys Hostel to accommodate more students in the campus
7)	Yoga centre	3.85 Crores	University intends to construct yoga centre for the physical, as well as, mental growth of the individual which is a necessity in view of the prevalent stressful conditions.
8)	Completion of Balance work of construction of 12 no Associate Professor Quarters and 24 no Assistant Professor Quarters (Total 36 Qtrs) <ul style="list-style-type: none"><li>• Associate Professor Quarters: 03 blocks (G+1) having 02 flats on each floor. Area of each flat is 175 Sq.m.</li><li>• Assistant Professor Quarters: 03 blocks (G+3) having 02 flats on each floor. Area of each flat is 125 Sq.m.</li></ul>	26.59 Crores  (11.23 Crore for Associate Prof., 13.16 Crore for Assistant Prof. and 2.20 Crore for Gate complex).	These works were completed upto plinth level and then terminated on 12.06.2015 after having incurred an expenditure of 4.59 crores. Later these works were deferred on 03.08.2016. During the site inspection by the Building Advisory Committee on 03.11.2017, the exposed reinforcement steel of Grid slab, columns/beams was visible and all the members showed serious concern at the present condition of the work and opined that the University should complete the balance works of the structure as per the requirement of CUJ without any further delay in order to



			save the executed work from further decay and loss of its designed life after getting conducted the necessary strength tests on the exposed reinforcement bars to ascertain its soundness before raising further construction and also to avoid infructuous expenditure, subject to the availability of funds.
9)	Road crust on the deferred stretches of Road No 3, 5 & 5A, total length 3.10 Kms (Road No 3 = 1.1 Km out of 2.14 Km, Road No 5 = 1.55 Km out of 2.00 Km length & 5A = 0.470 Kms complete length) and construction of balance portion of Road no 5 (length 450 mtrs)	4.53 Crores (3.73 for Road Crust and 0.80 Crore for construction)	<p>Upon briefing by the EE, CUJ with regard to Roads as under:-</p> <p>i) Road No 3 takes-off near Guest House and concludes at Cut &amp; Cover point. It's a connecting road to the boys hostels including the under construction hostel and other hostels for resident scholars, international scholars etc.</p> <p>ii) Road No 5 passes in front of Associate/Asstt. Prof Qtrs. and connects various non-teaching blocks and Girls Hostels including the hostel under construction. Out of total 02 km road length, 1.55 km has been constructed except laying of Road crust and balance 450 mtrs portion passing in front of Asstt./Associate Prof. Qtrs. is to be constructed.</p> <p>iii) Road No 5A connects Road No 3 &amp; 5, the members advised to complete these roads in the deferred stretches so as to make them "all-weather" in order to facilitate easy accessibility to the various sites connected by these roads, subject to the availability of funds.</p>
10)	Construction of Road No 4	16.00 Crores	The members were informed by the EE, CUJ that as per the approved Master Plan of the university the proposed Road No. 4 having length of approx. 670 Mtrs leads to the Play Fields and the Hostel blocks and shall tentatively cost Rs. 16.00 Crores. The committee, after considering the requirement of having sports facility in the campus for the recreation of the students both day boarders, as well as, the hostellers and also that the site for the Boys/Girls Hostels is in the vicinity where at present 02 hostels blocks are coming-up, was of the unanimous opinion to take-up the construction of road No. 4, subject to the availability of funds.
	<b>Total</b>	<b>Rs. 84.69 Crores</b>	

