



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 Meeting of 17<sup>th</sup> Building Committee for development of Central University of Jammu held on 30/10/2019 at CUJ Campus Bagla**

1. The 17<sup>th</sup> meeting of the University Building Committee of the Central University of Jammu was held under the Chairmanship of Prof. Ashok Aima, Vice Chancellor, Central University of Jammu on 30<sup>th</sup> of October 2019 from 12.30 P.M onwards in the Conference Hall of University at Bagla.

2. The following members were present:

- |  |   |
|--|---|
| 1. Prof. Ashok Aima  | Vice Chancellor and Chairperson                                 |
| 2. Prof. Mehraj-Ud-Din Mir   | Vice Chancellor, Central University of Kashmir                  |
| 3. Prof. Jaya Bhasin   | Dean School of Business Studies ,CUJ                            |
| 4. Sh. Ashok Mahajan   | Chief Architect, J&K  |
| 5. Dr. C.M Seth  | IFS(Retd.), Former Chairman Pollution Control Board, J&K        |
| 6. Sh. Sanjeev Kumar Gupta   | HoD, Deptt. of Civil Engineering, GCET, Jammu                   |
| 7. Er. Ravinder Mansotra   | Superintending Engineer, PW(R&B), Jammu - Kathua Circle         |
| 8. Sh. Sudhir Gupta  | Retd. Superintending Engineer, J&K Power Development Department |
| 9. Sh. Mohit Mahajan   | Executive Engineer JMC as Special Invitee                       |
| 10. Er. Vinod Sharma   | Retd. Executive Engineer, PHE as Special Invitee                |
| 11. Dr. Vinay Kumar  | HOD, Deptt. Of Physics  |
| 12. Dr. Ravi Kumar   | Registrar, CUJ, Member Secretary                                |
| 13. Sh. Mohd. Iqbal  | I/c Finance Officer, CUJ  |
| 14. Sh. Vishal Bargotra  | Executive Engineer CUJ  |
| 15. Sh. R.S Garg   | Executive Engineer, Div-I, CPWD                                 |
| 16. Sh. Jatinder Singh represented by (Sh. Sh.Vinod Kumar (AEE, STD) | Executive Engineer, Sub-Transmission Division                   |
| 17. Sh. Bhaskar Verma  | Manager Gr-II (T), M/s EPIL                                     |
| 18. Sh. Kranti Bhushan   | Representative of M/s HKD Consulting Engineers                  |

3. In the opening remarks, the Vice Chancellor, Central University of Jammu welcomed all the members especially the newly nominated members. The meeting also put on record the invaluable contribution of the outgoing members. The details of new members are as under:

- Sh. Ashok Mahajan, Chief Architect, J&K Architect Organization.
- Er. Ravinder Mansotra, Superintending Engineer, PW(R&B), Jammu – Kathua Circle
- Er. Mohit Mahajan, Executive Engineer JMC as Special Invitee.

Minutes of the Meeting of the 17<sup>th</sup> Building Committee

- d) Prof. Jaya Bhasin, Dean of School of Business Studies ,CUJ
- e) Prof. Deepak Pathania, HoD, Department of EVS
- f) Associate Prof. Vinay Kumar, HoD Deptt. Of Physics as Coordinator for ISRO Science Research Center.
- g) Associate Prof. Yashwant Singh, HoD Deptt. Of Computer Science as Coordinator for DRDO Research Project.

Hon'ble Vice Chancellor further apprised members regarding the approval of Rs. 123.00 Cr. from HEFA for the construction of 4 new projects namely 1) Basic and Applied Science Block, 2) 500 bedded Girls Hostel, 3) 500 bedded Boys Hostel and 4) Central Library Block. The Vice Chancellor also apprised the members of the MoU signed between DRDO and CUJ for the establishment of Kalam Centre for Science & Technology at CUJ. Initial outlay of approx. Rs 60 Cr. has been earmarked by the DRDO for the project. The DRDO has planned high powered delegation visit including that of DG DRDO in the first week of Nov 2019.

The items listed in the agenda were discussed and resolved as under:

**Item No. BC -17/ 01**

**Confirmation of the Minutes of the 16<sup>th</sup> Meeting of the Building Committee held on 26<sup>th</sup> April' 2019 at Committee Room, main campus of Central University of Jammu at Bagla**

The Committee resolved to confirm the minutes of 16<sup>th</sup> Meeting of the Building Committee. But the proposal for construction of class rooms on roof top of DDE building was not accepted due to the negative report of Architect.

**Item No. BC -17 / 02**

**To Place the Action Taken Report on the decision of the 16<sup>th</sup> Meeting of the Building Committee held on 26<sup>th</sup> April' 2019**

1. **Item No. BC -15 / 06.** Central Store for the CUJ shall be constructed at the estimated cost of Rs 7.2 lakhs and tender for same shall be floated in month of Nov 2019.
2. **Item No. BC -15 / 07 :-** 06 Nos. new classrooms for an approx. cost of Rs. 46 lacs at the terrace of existing DDE building could not be constructed as Structural Stability certificate was not approved by Architectural Consultant of CUJ M/s Sikka Associates Architect taking into consideration the safety factors as per the latest building codes (NBC). Hence the project stands shelved. 17<sup>th</sup> BC rejected the proposal for the construction of class rooms at terrace of DDE building as it will be in violation of current norms of buildings as per the National Building Code 2017.
3. **Item No. BC -15 / 09** 03 nos of out of approved 04 nos. temporary/dismantable laboratories for Deptt. of Physics and Deptt. of Chemistry departments have been created till date. Balance 01 nos of temporary lab of chemistry lab shall be created by 20th Dec 2019.



*Minutes of the Meeting of the 17<sup>th</sup> Building Committee*


4. **Item No. BC -15 / 11** M/s EPIL to transfer the surplus cable procured for the external electrification of the campus to their other site with no financial liability to CUJ. M/s EPIL till date have not transferred the surplus cable from the CUJ campus.
5. **Item No. BC -16 / 04** Standard Bidding Document (SBD) for CUJ is being used for the execution of future construction works by CUJ Engineering Wing. Tender for ISRO space science at the estimated cost of Rs 4.36 Cr. already floated successfully using the SBD. Tender have been allotted to M/s ESS ESS Enterprises and they have started the execution of project.
6. **Item No. BC -16 / 05** Tender for deposit work given to CPWD pertaining to Construction of School of Education shall be floated by CPWD on 05.11.2019 as informed by the Executive Engineer CPWD to BC.
7. **Item No. BC -16 / 06** Tender for deposit work given to CPWD pertaining to Construction of Boundary Wall has been floated by CPWD on 25.10.2019 and shall be called on 15.10.2019 with completion time of 12 months as informed by the Executive Engineer CPWD 17<sup>th</sup> BC.
8. **Item No. BC -16 / 07** PMC M/s EPIL in view of the expiry of their contract period on 31.03.2019 was granted Extension of Time (EOT) till 30.03.2020
9. **Item No. BC -16 / 08** Creation of 500 KVA Sub-station including installation of CT/PT unit with Tri-meter and laying of cables for providing electric connection to the under construction Boys Hostel could not be initiated as PDD has not given the revised estimate for the supply of electricity through temporary connection to Boys Hostel taking into consideration of usage of surplus unused cable available with CUJ. 17<sup>th</sup> BC again reiterated to EPIL representative that above cited work shall be done at the risk and cost of M/s AKC.

**10. Item No. BC -16 / 09**

- a) Tender for Creation of 04 nos classrooms for Department of HRM, TTM being funded by internal savings/ resource generation of university shall be floated in Dec 2019
- b) Land at site selected for Development of City campus have not yet been transferred to the CUJ by the Revenue/Civil administration of Samba Distt. CUJ authorities are coordinating with divisional and district administration for the transfer of selected land to CUJ.

*The Committee resolved to confirm the Action Taken Report on the decisions taken in the 16<sup>th</sup> meeting of the Building Committee.*

**Item No. BC -17 / 03**

 To consider report about the development of the Campus since 16<sup>th</sup> Meeting of the Building Committee held on 26<sup>th</sup> April' 2019

*Minutes of the Meeting of the 17<sup>th</sup> Building Committee*

- 1) A Camp Office of CUJ has been established in Sainik Colony in erstwhile Temporary Academic Block where VLCC courses, Yoga training centre & KAS coaching centre are functional.
- 2) At the CUJ campus Bagla 20 Qtrs. are being used to accommodate 14 academic departments and 02 nos. quarters are being used as the medical health center and Registrar's office
- 3) 08 academic departments are presently functioning from DDE Building.
- 4) Temporary labs for Physics & Chemistry department in Qtrs. No: 35, 36, 37 were completed.
- 5) Tender for the construction of Satish Dhawan Center for Space Sciences was floated vide NIT No: 09/2019 dated: 31.05.2019 and the LOI was awarded to L-1 bidder M/s ESS Electronics & Enterprises on 25.09.2019.
- 6) The work for construction/commissioning of 2 Nos. Electric Sub-Stations (ESS-1 & 2) and 03 Nos. Compact type substations (CSS-1, 2 & 3) and other associated external electrification works was being executed by M/s Civicon Hi-Tech Pvt. Ltd., Jammu for a total allotted cost of Rs. 5,36,32,755/- vide LOI issued by M/s EPIL (PMC) on 05.12.2018 at the risk and cost of M/s AKC is almost complete and these shall be tested by 30.11.2019.
- 7) All the cables and other unused electric material had been shifted to the shed which was constructed at the risk & cost of M/s AKC.

**Providing External infrastructure of the basic amenities upto the campus including access road from NH-44 upto University campus, 33 KV power line and PHE network for permanent supply of potable water.**

**Progress as on date:**

**a) Road Work:** The work for the widening of 8.50 Kms access road from Rahya-Morh upto Central University campus allotted by State Public Works Department to M/s G.K Traders for an amount of Rs. 14.27 Cr. under Central Road Fund Scheme (CRF) of GoI is currently going on in full swing.

**The date of completion is 31.12.2019.**

**b) PDD Works:** The PDD has till date erected electric Steel Tubular Poles for the university campus & procured the material for Rs. 285.01 Lakh out of Rs. 300.00 Lakh released by the state Govt. But the proposed 33 KV station along with allied infrastructure has not been established yet due to non-availability of requisite funds.

**c) PHE Works:** The State Govt. released Rs.300.00 lakhs to the Public Health Engineering Deptt. J&K.

Till date, two bore wells have been dug by the PHE Deptt. at Upper Patti and Patti and those have been inspected in functional mode by the XEn, CUJ on 02.02.2018.

These 02 out of the 08 proposed bore wells which have been dug are yielding discharge of nearly 5000 Gallons water per hour. The further progress of work hampered due to non-availability of funds

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The matter has been pursued with Higher Education Department, J&K Govt. for the release of the balance amount of Rs.13.24 Cr. for providing the essential services like electricity and water to CUJ. The higher education department J&K Govt. have requested MHRD, Department of Higher Education, GOI to reimburse Rs. 5.85 Cr. to the State Govt. already spent by State Govt. departments for on-going works pertaining to providing electricity & water to CUJ. State Govt. has also requested MHRD, Department of Higher Education, GOI to release Rs. 13.24 Cr. for completion of balance work pertaining to supply of electricity & water to CUJ so that it can fast-track development of its basic infrastructure. CUJ has taken the initiative of pursuing the matter with UGC.

**Item No. BC -17 / 04**

**To report to committee the approval of HEFA term loan of Rs. 123.00 Cr.**

The Committee members were intimated regarding the The Higher Education Funding Agency (HEFA) approval of the term loan of Rs. 123.00 Cr. for one Academic Block, 02 nos hostels of 500 beds each for Boys & Girls and a library block.

Drawings and architectural services for above cited projects are in the scope of work allotted to M/s SAA and in order to avoid time lags and delay in delivery of services by M/s SAA as in the case of the previous projects, 17<sup>th</sup> BC recommended that CUJ must mail/communicate to M/s SAA timeline/deadline for requisite service delivery as this shall safeguard CUJ in case work is requisitioned from other Agency at the risk and cost of M/s Sikka.

The building committee endorsed the creation of one academic block, 02 nos hostels of 500 beds each and a library block to be funded by HEFA.

**Item No. BC -17 / 05**

**To report to the committee about the proposal forwarded by M/s EPIL for foreclosure of the contract of PMC**

M/s EPIL vide letter No: NRO/CUJ/696/001A dated: 17.10.2019 have requested foreclosure of the contract of PMC for the development of the campus of CUJ.

Member of building committee intimated to EPIL representative Er. Bhaskar Verma to call EPIL higher officials for meeting with University authorities to discuss all matters pertaining to the proposal for foreclosure of the contract of the PMC.

Also during the discussing the agenda item no Item No. BC-13/ 03 (v) of Building Committee (BC) pertaining to the transfer/buyback of excess cable lying at the CUJ, building committee members intimated to EPIL representative Er. Bhaskar Verma that 60% of the cost of the cable have been paid to M/s AKC and ESS-5, 6 which shall feed the hostels were in tender contract of M/s AKC. Building Committee also brought to the notice of the M/s EPIL representative that ESS-5 and ESS-6 were put on low priority due to delay in their execution on part of M/s EPIL and M/s AKC, and not due to lack of funding on part of CUJ. At present ESS-5 and ESS-6 are again high priority work and CUJ vide letter no:

CUJ/W/2019/149-51 dated: 27.06.2019 and CUJ/W/2019/131-33 dated: 19.06.2019 has requested M/s EPIL in June 2019 to call tender for the balance work for electrification of the Campus including creation of ESS-3,4,5,6

EPIL representative also raise the issue of the allotting the projects funded by HEFA to other Agencies without terminating or part terminating the contract between the CUJ and EPIL.

BC was informed that EPIL have not given the UC since 2017 hence CUJ is not aware of the funds utilization by EPIL including interest accrued on BG's, realisation of BG's. Also EPIL has not informed the CUJ about the demobilisation of Contractors leading to non rectification of snags given to M/s SEW infrastructure ltd.

Members expressed that EPIL should not have Revalidated BG with itself and these should be deposited with CUJ. EE CUJ also emphasized that the balance work of external electrification including creation of 04 nos of ESS and 07 nos of CSS should be tendered/completed by PMC itself.

BC committee has taken serious note of these indiscretions on part of PMC.

BC endorsed the meeting of CUJ authorities with EPIL higher official to work out the modalities for the future of the contract between the CUJ and EPIL.

**Item No. BC -17 / 06**

**To report to the Building Committee regarding the progress of deposit work given to CPWD containing to Construction of Boundary Wall**

The members were apprised of the progress of deposit work given to CPWD for Construction of Boundary wall of total length 12.4 KM along with the periphery of CUJ. The Executive Engineer of CPWD informed to member of B.C that the work of tendering is in progress the tender for the work of boundary wall was floated on 25.10.19 and Bids shall be opened on 15.11.19. Building committee suggested prioritising the locations of BW which are to be constructed as per requirement for boundary wall.

The Building Committee endorsed the floating of Tender for the Boundary Wall by the CPWD.

**Item No. BC -17 / 07**

**To report to the Building Committee regarding the progress of deposit work given to CPWD pertaining to Construction of School of Education**

The Executive Engineer of CPWD informed that the work of tendering is in progress. The tender for the work pertaining to construction of school of education shall be floated on 5<sup>th</sup> of November.

The Building Committee endorsed the floating of Tender for the School of Education by the CPWD.

**Item No. BC -17 / 08**

**To report before the Building Committee regarding release of hold amount of M/s SEW Infrastructure Ltd. vis. a vis. rectification of snag list and operationalisation of 300 KLD STP**

The building Committee was informed about the Rs 137 lakhs held up amount of the M/s SEW Infrastructure Ltd on account of non rectification of defects of snag list and non operationalisation of 300 KLD STP. Members noted with serious concern that the PMC allowed demobilisation of M/s SEW without rectifying the defects as per the snag list and without the consent of CUJ.

**Item No. BC -17 / 09**

**To place before the Building Committee for approval in the matter regarding construction of culvert for diverting surface run-off of CUJ to the drain of PWD road.**

Rain Water runoff of various roads at main gate of the CUJ Campus floods the low lying fields of villagers who have raised objection to it. The increased runoff is due to change in water flow pattern due to construction of roads in CUJ campus. There is need of diversion of the runoff at the main gate by making cross drainage works to natural drainage nallah near CUJ tube-well and balance can go to culvert some 300 mts downstream from the main gate of CUJ. BC members also suggested that all road runoff water should not come at one place and there should be provision for diversion/drainage of runoff at more than one road. Site of cross drainage to be selected by the CUJ Engineering Wing and PWD official.

Building Committee CUJ endorsed the creation of cross drainage work as per the assessment at the site for the diversion of surface runoff to natural nallah by road drainage system.

The work be executed expeditely so as to get the road work completed unhindered.

**Item No. BC -17/ 10**

**To place before the Building Committee the requirement of 11 KV essential line or 33/11 KV receiving station at CUJ campus Bagla for testing & commissioning of newly constructed ESS-1,2 and CSS-1,2&3**

Building Committee was apprised of the fact ESS-1, 2 and CSS-1, 2 & 3 are ready for commissioning and testing. For this the 11 KV dedicated essential line or 33/11 KV receiving station at CUJ campus Bagla is required.

The power supply to CUJ through 33 KV is still not operational as M/s JKPDD the concerned agency for the work could not finish the project due to Paucity of funds. Out of the total cost of Rs 7.76 Cr. works amounting to Rs 2.85 Cr. could be completed. Onsite PDD has installed 325 No of poles, procured conductors of length of 55 KMs etc., besides procuring 2 nos 11 KV VCB Panel sets and other allied material. The fixing of conductors and also execution of other allied works including construction & commissioning of 33/11 KV receiving station at CUJ campus Bagla are yet to be done. The funds for providing the essential services like electricity and Water to CUJ are to be provided by MHRD and these

projects are to be executed by JKPDD and JKPHE. For Balance work to be executed the MHRD has to reimburse Rs 2.85 to Higher Education Department, J&K Govt and also provide the balance amount of Rs 4.91 Cr. for completing the Balance Work.

Building committee recommended that Balance funds of Rs 4.91Cr for the same be provided to M/s JKPDD by CUJ itself and the proposal be put to the Financial Committee of the CUJ.

Committee also directed Executive Engineer CUJ to write to Executive Engineer Sub Transmission Division (STD) for booking 33KV Bay at BB-2 (Bari Brahmana) Grid station for the proposed 33/11 KV receiving station at CUJ Campus Bagla.

Committee also suggested to EPIL to test the ESS1 and ESS2 individually and latter on test them simultaneous in parallel.

**Item No. BC -17/ 11**

**To report to the Building Committee regarding the progress of Satish Dhawan Center for Space Science of ISRO at CUJ.**

The Building committee was informed that the work has been started and the contractor of the said work is M/s ESS ESS Electronic and Enterprises shall complete the work within one year.

**Item No. BC -17/ 12**

**To report to the Building Committee regarding the progress of DRDO in CUJ**

It was reported to Committee that MOU have been signed between DRDO and CUJ for the Creation of Kalam Centre for Science & Technology at CUJ. High Level team of DRDO shall be visiting CUJ campus by second week of November for site inspection of the site selected for the Center and having deliberation with CUJ. CUJ on its part have done the soil testing and contour surveying of the site.

**Item No. BC -17/ 13**

**To report to the Building Committee on site visit of Director, Ministry of Social Justice and Empowerment (MSJE) at Boys and Girls Hostel, CUJ**

The Hon'ble Vice Chancellor apprised committee regarding visit which was conducted by Mrs. Tasneem Maajid Ganai, IAS officer of J&K Cadre and Director, Department of Social Justice and Empowerment, GOI. Mrs Tasneem visited the OBC Boys Hostel and Girl hostel and was appreciative of fact that OBC Boys Hostel is ready for handover and directed CUJ to expedite the work of OBC Girls Hostel.

The committee was apprised about the proposal given to MSJE for the V.BOC and M.BOC courses, skill up gradation and training for IAS/KAS aspirant for which community college building is required at the estimated cost of Rs 11.00 cr. Proposal have also been put up to MSJE for the construction of 02 nos of the hostel for the Schedule Caste (SC) students.



Building Committee endorsed the creation of the Community College and the 02 nos of Hostels for the SC students.

**Item No. BC -17/ 14**

**To report to the Building Committee regarding revival of the Contract Agreement dated 10.06.2014 between EPI and M/s Anil Kumar and Co. for External Electrification package.**

M/s EPIL through their communication vide no: NRO/PMD/696/001A dated: 19.08.2019 has informed CUJ about revival of the terminated Contract of M/s AKC. PMC has also released the encashed bank guarantee of M/s AKC to the vendor without taking consent the Client (CUJ). Also PMC have kept in its custody the Bank Guarantee of revived contract with M/s AKC. BC members reprimanded PMC for encashing the BG of terminated contract and also directed the BG of revived contract be deposited with CUJ.

The committee directed M/s EPIL representative for providing information regarding the utilization certificate of amount of bank guarantee of M/s AKC and to arrange meeting with Mr. H.N. Thakur at CUJ campus Bagla with CUJ authorities.

**Item No. BC -17/ 15**

**To put before the Building Committee progress regarding the construction of 02 nos. 100 bedded hostels (one each for OBC Boys and OBC Girls) by CPWD.**

The Executive Engineer, CPWD informed the Building Committee that the Boys Hostel is nearly completion. As per EE CPWD Lift in Boys Hostel will be installed within next one and half month and Final Coat of painting will be done after the testing of the water supply lines. He requested CUJ to make arrangement of water for Boys Hostels.

Executive Engineer, CPWD informed the Building Committee that fifty percent of foundation work of Girls Hostel was completed and revised drawing for rest of foundations have been received from M/s SAA and foundation work shall start after Deepawali festival. EE CPWD also assured BC that construction of Girls hostel will be completed in next 7 to 8 months.

EE CUJ informed BC that there was no provision of retaining wall in the original scope of works as allotted to CPWD but as per the site conditions at Girls Hostel location retaining wall were necessary and BC should approve the construction of RW. Executive Engineer CPWD informed the BC that site of under construction Girls Hostel was changed two times and at site they have to build nos of RW including counter fort retaining walls due to which cost of Hostels have escalated by 8.00 Cr.

BC raised pointed questions to PMC representative and consultant representative regarding the faulty selections of sites for the Buildings in the planned Master Plan.

**Item No. BC -17/ 16**

To report the Building Committee about the priority works required at CUJ reported to PMO office for arrangement of funds.

Committee was informed that the requirement of priority infrastructure at CUJ are being reported by Chancellor Mr. G. Parthasarathy to PMO for the release of funds for the following projects:

Name of the Central University	Essential Infrastructure Required for Central University of Jammu (Including Area)	Approx. Cost of the Infrastructure (Rs. In Cr.)
Central University of Jammu	a) School of Life Sciences (24339 Sq.m)	112.14
	b) School of Business Studies (12000 Sq.m)	62.22
	c) School of Knowledge Management & Media Studies (3000 Sq.m)	13.82
	d) Auditorium (2000 Seater) [Main Auditorium (1500 Seater) + Mini Auditorium (500 Seater)]	65.70
	e) Indoor Games/Outdoor Sports Complex (4817 Sq.m)	16.47
	f) Associate Prof. (24 Nos.) (Single Unit Area=130Sq.m, Total Area=3120 Sq.m)	11.01
	g) Assistant Prof. (48 Nos.) (Single Unit Area=112 Sq.m, Total Area=5376 Sq.m)	18.98
	h) Botanical Garden (5 Acres)	5.00
	i) University Incubation centre (2900 Sq.m)	13.36
	<b>Total Cost</b>	

Building committee endorsed the construction of above cited projects for the development of infrastructure at CUJ campus Bagla.

**Item No. BC -17/ 17**

To put before the Building Committee regarding the creation of full-fledged Engineering Office in CUJ campus, Bagla.

It was reported to BC regarding need of full-fledged Engineering Office in CUJ campus Bagla. BC was informed that there is no provision of Engineering Office in the Original Master plan of the CUJ.

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Members of Building Committee suggested to reanalyse the contour plan of CUJ and then finalized the location for the creation of full-fledged Engineering Office in CUJ campus, Bagla.

BC in principle approval of creation of Full fledged Engineering office and final site location shall be finalised after revision of the contour plan.

**Item No. BC -17/ 18**

**To report the Building Committee regarding the issue of creation of Paying Guest (PG), Restaurant near the present Academic Block of the University i.e. DDE building by private party/local residents.**

The Building Committee was apprised about the order of Deputy Commissioner Samba for providing temporary pathway of 10 feet wide through university land to Mr. Upjeet Singh to access his plot adjacent to DDE Building. Mr. Upjeet Singh has big plan to construct a big Guest House and Restaurant just near the present academic block. BC was apprised that CUJ have taken stay in the matter from the office of additional divisional commissioner Jammu and need if may arise the matter shall be taken to court and under no circumstance there shall be trespass of university premises.

**Item No. BC -17/ 19**

**To put up before the Building Committee regarding the alternate plan for routing of cables for supplying electricity to Applied Science Block and Life Science block along with Road No: 2A at the junction of Road No: 1 and 2A location. (130)**

Member of Building committee suggested to reanalyse the contour map of CUJ and re-location of Buildings before arriving at alternative plan for above cited routing of Cables from ESS-2 along with Road No: 2A at the junction of Road No: 1 and 2A location.

**Item No. BC -17/ 20**

**To put up before the Building Committee matter regarding the payment of pending bills of M/s NCC Ltd & M/s Sikka Associates.**

Regarding payments of M/s NCC Ltd.

Regarding payments M/s Sikka Associates.

Building Committee did not discuss above item and left it to next Building Committee.

Besides the listed items in agenda above following were also discussed and decisions given by the Building Committee.

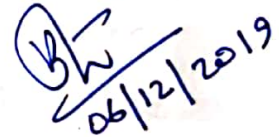
- i. Building committee took in principle the decision to redo the contouring of built up area in Master plan so as to avoid any hurdles/difficulties in the execution of the projects in future. The cost of contour surveying if found at variance from the original contouring plan submitted by M/s EPIL through vendor M/s Ambe Digital shall be



recovered from M/s EPIL. The matter will be brought up in the finance committee for the sanction of funds for the proposed contour survey of the built up area. Committee also suggested that three persons should re-evaluate the contour plan of the built up area in the original Master Plan and these be one Engineer from CUJ, PMC and Sikka representative to review the contour plan.

- ii. In principle approval taken for the monitoring committee PMG consisting of Building Committee members to monitor the project of ISRO. The Empowered Project Team/Project Management Group shall carry out management and monitoring aspects of the project. The project execution operation and all other tasks will be carried out by Engineering branch of CUJ.
- iii. There was suggestion for clubbing the various buildings by Er. Mohit Mahajan. Since five levels of construction were being required for the construction of School of Education at original location, the building at that site should house/incorporate more than one department. He also suggested that CUJ should explore the option of giving contracts on EPC mode with in-house architectural/structural component since as at present CPWD is quite overburdened with other infrastructural works.
- iv. Building Committee suggested that Master Plan as well as Contour Plan should be revisited. Original Contour Plan have been done by M/s EPIL through vendor M/s Ambe Digital. BC recommended that Contour plan should be redone and it should be concentrated on area where the buildings are to be constructed as per the original Master Plan. The revised contour plan should be compared and checked with the original contour plan by CUJ Engineering Wing and PMC.

Since level surveying of the sites entails financial implications of approx. 6 lakhs @ Rs. 300 per Kanals of land (1600 Kanals) the same shall be put before Financial committee for approval.

  
06/12/2019

(Er. Vishal Bargotra)  
Executive Engineer

No: CUJ/W/2016-17/117/457-74  
Dated: 06/12/2019