



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 18<sup>th</sup> Building Committee for development of Central University of Jammu held on 11/01/2020 at Jammu Press Club.**

The 18<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 11<sup>th</sup> of January 2020 from 12.00 P.M onwards in the Conference Hall of Jammu Press Club. The following members were present in Jammu Press Club:

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| 1. Prof. Ashok Aima  | Vice Chancellor and Chairperson                  |
| 2. Prof. Devanand  | Dean, School of Basic & Applied Sciences         |
| 3. Prof. Brijmohan Singh Bhau  | Dean, School of Life Sciences                    |
| 4. Sh. Ashok Kumar Mahajan   | Chief Architect, J&K                             |
| 5. Sh. Sanjeev Kumar Gupta   | HoD, Deptt. of Civil Engineering, GCET, Jammu    |
| 6. Sh. Ashok Kapoor  | Retd. Superintending Engineer                    |
| 7. Dr. Ravi Kumar  | Registrar, CUJ                                   |
| 8. Sh. Mukesh Kumar  | Superintending Engineer, CPWD, Jammu             |
| 9. Sh. Mohd. Iqbal   | I/c Finance Officer, CUJ                         |
| 10. Dr. Yashwant Singh   | HOD, Deptt. of Computer Science                  |
| 11. Dr. Vinay Kumar  | HOD, Deptt. Of Physics                           |
| 12. Er. Vinod Sharma   | Retd. Executive Engineer, PHE as Special Invitee |
| 13. Sh. Vishal Bargotra  | Executive Engineer CUJ                           |
| 14. Sh. Kuldep Raj representative on behalf of Er. Ravinder Mansotra, SE, PW (R&B) | Assistant Executive Engineer, PW(R&B)            |
| 15. Sh. Kranti Bhushan   | Representative of M/s HKD Consulting Engineers   |
| 16. Sh. Sahil Chopra   | Representative of M/s SAA                        |
| 17. Sh. Bhaskar Verma  | Manager Gr-II (T), M/s EPIL                      |

In the opening remarks, the Vice Chancellor, Central University of Jammu welcomed all the members. The meeting also put on record the invaluable contribution of the outgoing members.

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

**Item No. BC -18/ 01**

**Confirmation of the Minutes of the 17<sup>th</sup> Meeting of the Building Committee held on 30<sup>th</sup> November' 2019 at Committee Room Bagla.**

*The Committee resolved to confirm the minutes of 17<sup>th</sup> Meeting of the Building Committee.*

*BR*

Item No. BC -18 / 02

To Place the Action Taken Report on the decision of the 17<sup>th</sup> Meeting of the Building Committee held on 30<sup>th</sup> November' 2019

Item No	Decision taken	Action taken
1	<p><u>Item No. BC -17 / 04</u></p> <p>BC recommended that CUJ must mail/communicate to M/s SAA timeline/deadline for requisite service delivery for HEFA projects as this shall safeguard CUJ in case work is requisitioned from other Agency at the risk and cost of M/s Sikka.</p>	<p>BOQ and Drawings of HEFA Projects have been received from M/s SAA.</p>
2	<p><u>Item No. BC -17 / 05</u></p> <p>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.</p>	<p>The meeting was held with the officials of M/s EPIL namely Sh. H.N Thakur, Director Project and Sh. Harish Kumar, GGM on 09.12.2019 at the Committee Room of CUJ under the chairmanship of Hon'ble Vice Chancellor. In the meeting foreclosure/termination/continuation / etc of the contract with M/s EPIL pertaining to the Development of the Campus of Central University of Jammu was discussed. M/s EPIL officials in the meeting confirmed that they shall give proposal to CUJ official pertaining to the above cited project. But till date no proposal/communication have been received by Central University of Jammu.</p>
3	<p><u>Item No. BC -17 / 06</u></p> <p>The Building Committee endorsed the floating of Tender for the Boundary Wall by the CPWD.</p>	<p>CPWD have floated the tender for the Boundary wall and the work has been allotted to M/s Charanji Lal Gupta &amp; sons for total length of 12.4 Km along with the periphery of CUJ.</p>
4	<p><u>Item No. BC -17 / 07</u></p> <p>The Building Committee endorsed the floating of Tender for the School of Education by the CPWD.</p>	<p>School of Education has been tendered by CPWD and the work has been allotted to M/s New Hi-Tech Works.</p>
5	<p><u>Item No. BC -17/ 10</u></p> <p>Building committee recommended that Balance funds of Rs 4.91Cr for the same be provided</p>	<p>UGC has reimbursed the amount to CUJ and decision shall be taken by Competent Authority</p>

	<p>to M/s JKPDD by CUJ itself and the proposal be put to the Financial Committee of the CUJ.</p> <p>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.</p>	<p>regarding the transferring the fund to JKPDD for the completion of the balance works.</p> <p>CUJ has communicated to Executive Engineer, JKPDD, Sub-Transmission Division-2 for booking 33 KV Bay at BB-2 Grid station for the proposed 33/11 KV receiving station at CUJ Campus Bagla but till date there is no response from the said Deptt.</p>
6	<p><b><u>Item No. BC -17/ 14</u></b></p> <p>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.</p>	<p>EPIL has provided the UC vide e-mail dated: 06.12.2019</p>

*The Committee resolved to confirm the Action Taken Report on the decisions taken in the 17<sup>th</sup> meeting of the Building Committee.*

**Item No. BC -18 / 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**

- 1) A Camp Office of CUJ has been established in Saink Colony in erstwhile TAB where VLCC courses ,Yoga training centre & KAS coaching centre are functional.
- 2) Out of the 22 Professor Qtrs., 20 Qtrs. are being used to accommodate 14 academic departments and in rest of the two quarters, the medical wing and Registrar's office are functioning.
- 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 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 has been completed as on 15.01.2020.

**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

The matter has been persued 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 -18 / 04**

**To put before the committee the procedure to be followed for the execution of HEFA funded projects**

- I. The committee members were informed about the conditions pertaining to HEFA funded projects which are to be adhered strictly and are as described below:

1. There is strict timeline of 24 months for the completion of the projects.

2. All the future projects by University shall be done on EPC mode as per the guidelines of GoI.
  3. Any financial and time over run have to be compensated by the University.
- II. Members were also apprised of drawbacks of both the presently deployed PSU's i.e. M/s EPIL and CPWD which are already executing work for CUJ and have a completion time over run of more than 3 years for each of the project they have executed for CUJ so far. As per the past experience of CUJ both M/s EPIL & CPWD have failed in the condition no. 1 & 3 of HEFA funded projects which needs to be adhered strictly as per the conditions of HEFA.
  - III. Taking into view the conditions stated in point no. 1 of HEFA funded projects, Committee suggested to call for EOI for competition among various PSUs like JKPCC, Police Housing Board, Rites, NBCC ,EPIL ,NPCC ,CPWD etc. may be called and the PSU charging the lowest commission shall be awarded the contract. Committee suggested to both M/s EPIL and CPWD to participate in EOI by taking into consideration the requirements of HEFA funded projects. Before participation in this competition, EPIL must firstly take a final decision on existing contract with CUJ which also includes the rectification of defects of Snag lists.
  - IV. Committee suggested that selection of PSU shall be based on criterion of lowest commission being charged for the execution of projects and must provide the certificate regarding the completion of work in timeframe as per the requirement of HEFA guidelines.
  - V. Committee suggested that once the PSU is finalized for the HEFA funded project, it shall then float open tender for the execution of the projects in EPC mode.
  - VI. Committee suggested that period between the time of initiating of the EOI and selection of PSU for the execution of projects for CUJ, M/s Sikka should firmup the drawings of projects so that no delay shall be incurred in execution of projects due to non availability of drawings. Tentative schedule of issuing drawings should also be fixed.
  - VII. Committee suggested M/s Sikka to provide the certificate of Non-Escalation of cost of projects.
  - VIII. Committee also suggested that structural drawings of the project should be vetted by government institutes like IIT Jammu.
  - IX. To overcome the issue of variation of contours, committee suggested that Contractor shortlisted for construction of project should also do the contouring on its own and should quote the prices after reconfirmation of contours of the project site.
  - X. Committee also suggested that the considerations of M/s HKD regarding the difficulties which arises due to tendering in EPC mode should be incorporated in EOI.

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

**To put before the committee procedure to be followed for the construction of DRDO funded project**

- I. Committee suggested that same procedure as discussed in Item No. 18/04 should be followed for the construction of DRDO sponsored Kalam Centre for Science and

Technology (KCST) or if DRDO gives approval to CUJ for fast tracking of project as was given by ISRO for SDCSS then work of execution of project shall be done by CUJ Engineering Wing.

- II. Committee suggested that drawings of KCST should be based on the needs of user department and shall be endorsed by user department before sending them to DRDO for approval. Members also suggested that the drawings of KCST must be vetted from the office of Chief Architect before sending it to DRDO Centre for its approval.
- III. Committee also decided that timeline should be given to M/s HKD for issuing the hardcopies of all pending drawings, work execution plan, cost estimate and other requirements as communicated through e-mail dated 07/01/2020 & 13/01/2020 pertaining to KCST.
- IV. The drawings have also been sent to Architect organization for vetting and M/s HKD Consulting shall provide the drawings pertaining to various options (03 nos.) within a week incorporating the inputs received from Architect organization J&K and these shall be then sent to DRDO for their approval.
- V. Committee decided that till CUJ receive the first grant from DRDO for the development of KCST, Finance officer of CUJ shall give the permission for giving advance money to Executive Engineer, CUJ to meet the contingency needs pertaining to the development of site, soil testing, contour surveying and developing the preliminary architectural design of options of KCST as to be presented to DRDO.
- VI. Committee decided that till the time confirmation/endorsement is given by DRDO of the Architect who is working for ISRO project at CUJ, CUJ shall empanel M/s HKD for providing architectural services pertaining to the development of design of KCST based on the requirements given by the DRDO and Local Governing Board of KCST.

Arising out from the discussion of 18<sup>th</sup> Building Committee and Local Governing Board for KCST decision for the empanelment of M/s HKD for the initial designing of concept drawings for KCST was taken.

The reference of M/s HKD for providing the Consultancy services for the construction of KCST shall be presented before the DRDO and approval of same shall depend on DRDO only.

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

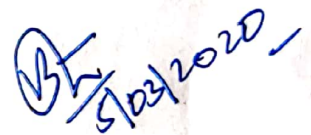
- i. Building committee suggested to provide no advance money to the contractor hired for the construction of Satish Dhawan Space Centre.
- ii. Building committee decided to give timeline to M/s HKD to provide the complete Estimate of total extra items which are essential to be done at site for the development of Satish Dhawan upto 13.01.2020 and same be circulated through the members of B.C for its approval.
- iii. Committee also noted that the Defect Liability Period (DLP) of building and roads constructed till now have been completed and suggested to generate a Campus Maintenance funds by sending demand request for a money for Campus maintenance

- to MHRD as per the rules. CUJ to follow IIT Jammu procedure/methodology for floating Tender for maintenance/minor works.
- iv. Combined Grant for execution of works for providing essential services of water and electricity to CUJ was received from MHRD. Committee suggested to get Utilization Certificate with Component wise expenditure incurred by PHE and PDD till date along with demand notice for funds required for completion of balance works. Committee suggested that format be sent to both PHE and PDD for early response from concerned departments. Committee suggested regular follow up for UC's with respective departments.
- v. Committee was informed that due to the confirmatory data test done at site as well as site conditions during the execution of SDCSS project led to execution of extra items and deviation in existing items entailing financial implication for the CUJ.

Sub committee comprising of three members as mentioned below was formed by Building Committee for consideration of extra items and deviations of quantities pertaining to SDCSS project.

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|----------------------------|--|
| a) Sh. V.K Abrol           | Retd. Chief Engineer, PHE/Former Secretary<br>water Regulatory Authority |
| b) Sh. Ashok Kumar Mahajan | Chief Architect, J&K   |
| c) Er. Ashok Kapoor        | Retd. Superintending Engineer, Jammu<br>Development Authority, Jammu     |

Certificate pertaining to extra items and deviation in quantities shall be provided by Xen CUJ as well as Architect.



(Er. Vishal Bargotra)  
Executive Engineer

No: CUJ/W/2016-17/117/714-30  
Dated: 05/03/2020