



इग्नू
जन-जन का
विश्वविद्यालय

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THE PEOPLE'S
UNIVERSITY

F.No.:IG/CMD/76/WC/2020-21/

Dated:-06.01.2021

16/6

Sub:- Minutes of the 76th Works Committee Meeting.

Sir,

Please find enclosed herewith the minutes of the 76th Works Committee Meeting held on 14.12.2020 at 11.30AM in Board Room, V.C Block, IGNOU Campus, Maidan Garhi, New Delhi-110068 and meeting held on 21.12.2020 at 01:00PM on virtual mode.

Thanking you.

Yours sincerely

Sudheer

(R. Sudheer Reddy)
Member Secretary

To:-

1. Prof. Nageshwar Rao, Vice-Chancellor
2. Prof. K.K. Aggarwal, Member BOM
3. Prof. R.P. Das, Pro-Vice-Chancellor
4. Prof. Satyakam, Pro-Vice-Chancellor
5. Prof. J.K. Srivastava, SOH, BOM
6. Er. Santosh Auluck, Chief Architect (Retd.), DDA
7. Er. P.K. Garg, ADG (Elect.)(Retd.), CPWD
8. Er. N.L. Singh, ASDG (Civil) (Retd.), CPWD
9. Er. K.J. Singh, Retd. Chief Engineer (Elct.), CPWD
10. Registrar (Admn.)
11. Finance Officer, IGNOU
12. Dr. M. Shanmugham, Director, RSD
13. Er. Vivek Gupta, SE CPWD

Chairperson
Member
Spl. Invitee
Member
Member
Member
Member
Member
Member
Member
Spl. Invitee
Spl. Invitee

निर्माण एवं अनुरक्षण प्रभाग
Construction & Maintenance Division

इन्दिरा गांधी राष्ट्रीय मुक्त विश्वविद्यालय
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MINUTES OF 76TH WORKS COMMITTEE MEETING HELD ON 14.12.2020 AT 11:30AM IN BOARD ROOM, V.C BLOCK, IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068.

The following were present:-

1. Prof. Nageshwar Rao, Vice-Chancellor	-	Chairperson
2. Prof. R.P. Das, Pro-Vice-Chancellor	-	Spl. Invitee
3. Prof. Satyakam, Pro-Vice-Chancellor	-	Member
4. Prof. J.K. Srivastava, SOH, BOM	-	Member
5. Er. Santosh Auluck, Chief Architect (Retd.), DDA	-	Member
6. Er. P.K. Garg, ADG (Elect.)(Retd.), CPWD	-	Member
7. Er. N.L. Singh, ASDG (Civil) (Retd.), CPWD	-	Member
8. Registrar (Admn.)	-	Member
9. Finance Officer, IGNOU	-	Member
10. Er. R. Sudheer Reddy, CPO (i/c)	-	Convener

Prof. K.K. Aggarwal, Member BOM could not attend the meeting due to his preoccupation and Er. K.J. Singh, Member, Works Committee also could not attend the meeting as he is out of country.

Dr. M. Shanmugham, Director, RSD and Er. Vivek Gupta, SE CPWD have attended the meeting as Special Invitee.

Er. Y. Nooruddin, Er. Rattan Singh and Er. Basant Kr. Padhi were also attended the meeting to assist the committee.

At the outset chairman welcomed Prof. J.K. Srivastava, Member BOM and Sh. Vivek Gupta, SE, CPWD. Prof. Srivastava is new member of the works committee and Sh. Vivek Gupta is looking after the CPWD works and recently taken the charge from Sh. R. P. Singh who has been promoted as Chief Engineer. The chairman briefed the committee about the construction activities being under taken by the university through CPWD. The construction activities through HEFA loan works was already taken-up at Rajkot, Pune, Port Blair and Trivandrum. The administrative approval & expenditure sanction for construction of RC building Noida, Aizwal and Bangalore have been issued. The proposal for construction building at Agartatla, Jodhpur and Itanagar is placed in this works committee. He has asked the SE CPWD to expedite the renovation work at AGVC Flats and to start the work for construction of boundary wall at IGNOU Temporary Campus.

Thereafter the Chairperson asked the Member Secretary to take up the agenda item.

**WC-76.01 CONFIRMATION OF THE MINUTES OF 75TH WORKS COMMITTEE
HELD ON 21.09.2020 AND ACTION TAKEN REPORT THERE UPON
INCLUDING ITEMS OF 75TH WORKS COMMITTEE.**

While confirmation of the minutes it was informed to the committee that Sh. Santosh Auluck have not offered any comments.

Sh. K.J. Singh has offered the comments:-

- a. In respect of item No. 75.01, it was intimated that there will not be any additional financial impact on account of assigning the work to CPWD since they will be charging the same amount as is being charged by the contractor now.
- b. In respect of item no. 75.02, through I am not commenting on the minutes but I will add that whenever tenders are invited for repetitive work, the time of completion should be between 3 to 5 years. This way competitive rates are most likely to be received and secondly the process of award of works in the University is so time consuming because of involvement of various channels, extension of contract can be avoided.
- c. No comments on rest of the items.

In this matter it was decided to have the maintenance contract period for 2 to 3 years for further contracts in future.

Sh. N.L. Singh :- Reducing the estimate on proportionate basis as suggested in para 2 is not correct way. The SE in-charge of the work apprised the committee that estimate is based on Delhi Schedule of Rates and needs to be sanctioned as such. However, CPWD will demand fund as per actual expenditure based on tender which generally comes lower than PE. In view of above, we may not reduce the estimate in adhoc manner.

The comments of Sh. N L Singh was duly incorporated in the minutes after approval of competent authority. With the above comments the committee has confirmed the minutes of 75th works committee meeting.

While apprising the action taken report of 75th works committee meeting, the committee as noted the action taken report and the clarification regarding extension of maintenance activities for substation and AC plants was informed to the members that CPWD will be taking over the substations and AC plants on 16.12.2020 and further extensions for the work may not be required from the works committee.

**WC-76.02 TO CONSIDER AND APPROVE THE ESTIMATE FOR CONSTRUCTION
OF REGIONAL CENTRE BUILDING AT AGARTALA AMOUNTING TO
RS.14,54,61,300/- AS DEPOSIT WORK TO CPWD.**

The item was appraised to the committee that an estimate amounting to Rs.162592700/- has been received from CPWD for construction of regional centre building at Agartala. The provisions made in the estimate

A. Building work:-

1. RCC framed structure with extra provision for resisting earthquake forces as per soil investigation report.
2. Super structure –RCC framed structure (G+1) stories, with provision of filter walls of brick in C.M 1:6.
3. Internal electrical installation and street lighting as per latest norms.
4. Provision for fire fighting with hose reel and fire extinguisher.
5. Passenger lifts 1No. for 13 persons in office building.
6. Pump house, Generator room.

B. Development of site:-

1. Leveling (average earth cutting 5.00mtr. of 40% area of plot).
2. Approach road 200.00 mtr. length with 6mtr. width.
3. Retaining wall 3mtr., 5mtr., 7.50mtr., height of length 100mtr. each on both side the approach road.
4. Underground sump of 100KL capacity (for Civil).
5. Sewer.
6. Distribution lines of 100mm dia and below.
7. Storm water drains.
8. Rain water harvesting.
9. LED light fixture including normal manual control panel in place of HPSV lamps.
10. Tube-well 1No. for water supply.
11. Road lighting (LED light).
12. Iron removal plant.
13. Horticulture operation including 30cm earth filling, grassing, tree plantation/shrubs and plotted plants etc.
14. Boundary wall in brick masonry with intermediate columns.
15. Septic tanks with 1 No. soak pit.

- C. The estimate is scrutinized. The area of proposed excavation has been restricted for 50% of the plot, deleted the provision of construction of generator room as the generator are coming with canopy. The revised cost is Rs.14,54,61,300/- for construction of regional centre buildings along with services.

The members of the committee have opined that the estimate is still at higher site and by adopting cost effective measures like stone pitching and reducing the earth cutting the cost can be reduced further. CPWD can be requested for value engineering to cut down the cost and submit the same for consideration at IGNOU level so that the vice chancellor can be authorized for taking a decision in the matter on receiving the revised estimate from CPWD.

In view of above, the committee decided to meet again on 21.12.2020 to discuss the item on virtual mode.

WC-76.03 TO RATIFY THE ACTION TAKEN BY THE UNIVERSITY IN ASSIGNING THE WORK OF "SUPPLY, INSTALLATION, TESTING & COMMISSIONING OF NEW PRECISION TYPE PAC UNITS 04 NO. (02 NO. - 5 TR & 02 NO. - 6 TR) FOR DATA CENTRE & SERVER ROOM AT COMPUTER DIVISION, A-BLOCK, ACADEMIC COMPLEX, MAIDAN GARHI, NEW DELHI-110068 TO EXECUTE BY CPWD AS DEPOSIT WORK" ON THE BASIS OF P.E. AMOUNTING TO RS.44,88,669/- SUBMITTED BY CPWD.

The items was appraised to the committee the CPWD has submitted revised estimate for Rs.4488669/- submitted for "Supply, installation, testing & commissioning of new precision type PAC units 04 No. (02 No. - 5 TR & 02 No. - 6 TR) for Data Centre & Server Room at Computer Division, A-Block, Academic Complex, Maidan Garhi, New Delhi-110068. On the basis of principal decision taken in the 75th works committee for the tentative cost of Rs.45lakh the estimate was considered and the Administrative Approval and Expenditure Sanction has been conveyed to CPWD to take up the work.

The committee ratified the action taken by the university in assigning the work of "Supply, installation, testing & commissioning of new precision type PAC units 04 No (02 No.-5 TR & 02 No.-6 TR) for Data Centre & Server Room At Computer Division, A-Block, Academic Complex, Maidan Garhi, New Delhi-110068 to execute by CPWD as deposit work" on the basis of P.E. amounting to rs.44,88,669/-.

WC-76.04 TO CONSIDER AND APPROVE THE PRILIMINARY ESTIMATE AMOUNTING TO RS. 41,63,560/- FOR THE WORK OF "PROVIDING LED DISPLAY BOARDS AT ROOF TOP OF VC OFFICE AND AT ENTRANCE OF IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI TO BE EXECUTED BY CPWD AS DEPOSIT WORK".

The item was appraised to the committee that it was for providing LED display board at IGNOU Campus and the scope of the work covers the following :-

1. Multicolor (Red/Green/Blue/White) LED glow sign board of suitable size. The system will shall be numeric, alpha-numeric, symbol etc. including memory programme and having bilingual facility both in English & Hindi. The display shall be fitted in weather proof enclosures conforming to IP65 along with supplying & laying OFC cable.
2. Suitable support structure for LED board.
3. Supplying and laying cable for power supply.
4. Minor civil works.

Which is at a cost of Rs.4163560/-. The committee while deliberating the item has suggested to reduce the signage from 500sqft. to 200sqft. only and is required to provide at T point of IGNOU campus. Proportionality the items be reduced and revised proposal be submitted by CPWD to IGNOU for consideration.

The committee after deliberation the issues have authorized the vice chancellor to take-up the decision in the matter for providing the display board at T-junction.

WC-76.05 TO CONSIDER AND APPROVE THE ESTIMATE FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT JODHPUR AMOUNTING TO RS.7,65,58,047/- AS DEPOSIT WORK TO CPWD.

(The item was approved as part minutes for placing it in Board of Management).

The University has conveyed approval of model drawings for construction of Regional Centre Buildings to CPWD as per approval of 75th works committee. As per approved drawings the buildings to be constructed as G+1 structure with total area of 1257sqm. CPWD has provided the preliminary estimate amounting to Rs.14,40,96,600/- i/c 3% contingencies, PF and ESIC @4.25% based on plinth area rates of 2020 with an enhancement of 4% on DPAR-2020 rates.

CPWD has considered the provision of construction of boundary wall for an amount of Rs.2,22,00,000/- based on market rates (No details of abstract are provided), provision for parking for an amount of Rs.40,00,000/- on LS basis and provision for water supply line from PHeD amounting to Rs.1,00,00,000/- on LS basis. These provisions are deleted from original proposal, CPWD can be requested to provide a separate estimate on actual measurement for construction of boundary wall and water supply to proposes RC building. These activities are independent to main building construction and the same will not hinder in taking-up construction activities of this building.

Further, some of the quantities considered in the estimate by CPWD have been restricted i.e. the capacity of underground water sump for 1lakh liters instead of 3 lakh liters, inside CC pavement for a quantity of 1500sqm. instead of 3155sqm. and footpath & kerb stone quantity 600sqm. instead of 1242sqm. for civil part and deleted the provision of HT connection by restricting the capacity to 100KVA with LT service connection, changed the VRV air-conditioning provision from 65HP to normal split air-conditioners of 20 TON (2 TON each of 10 Nos.), reducing the UPS systems to 20KVA instead of 100KVA, DG set of 50KVA instead of 125 KVA and restricted the cable length as discussed with Executive Engineer (Elect.), CPWD for electrical part.

The works committee has considered and approved the scrutinized estimated cost of the work for construction of regional centre building at Jodhpur is Rs.7,65,58,047/- for civil, electrical and horticulture works with 4% cost index on DPAR 2020, ESIC & EPF @4.25% and 3% contingencies. F&AD concurred the proposal. The same will be placed before the board of management for consideration and approval to take up the work through CPWD as deposit work.

W.C-76.06 TO CONSIDER AND APPROVE THE ESTIMATE FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT ITANAGAR AMOUNTING TO RS.9,76,67,000 /- AS DEPOSIT WORK TO CPWD.

(The item was approved as part minutes for placing it in Board of Management).

The university has conveyed approval of model drawings for construction of Regional Centre Buildings to CPWD as per approval of 75th works committee. As per approved drawings the buildings to be constructed as G+1 structure with total area of 1257sqm. CPWD has provided

the preliminary estimate amounting to Rs.9,76,67,000/- i/c 3% contingencies, PF and ESIC @17% on 25% of cost of the estimate based on plinth area rates of 2019 with an enhancement of 58% on DPAR-2019 rates and 29.24% on DRS-2018 rates as per the approved cost index of average of Gumto and Itanagar for Naharlugan.

The proposed building shall be (G+1) storied RCC framed structure with floor height of 3.6m. The RCC works shall be M-25 grade design mix for all structural such as foundation, column, beams and slabs etc. outer brick wall 230mm thick with cement mortar 1:4 and inner half brick walls with cement mortar 1:4.

The site for construction is low laying area. An active water flow is there through the proposed building area. Therefore, RCC retaining wall for an average height of 4m, earth filling and Hume pipe to maintain natural water flow at the site are considered in this estimate.

The works committee has considered and approved the scrutinized estimated cost of the work for construction of regional centre building at Itanagar for Rs.9,76,67,000/-for civil, electrical and horticulture works with 58% cost index on DPAR 2019, ESIC & EPE provision and 3% contingencies. F&AD concurred the proposal. The same will be placed before the board of management for consideration and approval to take up the work through CPWD as deposit work.

W.C-76.07 TO CONSIDER AND RATIFY THE DRAWINGS FOR CONSTRUCTION OF ADMINISTRATIVE BUILDING BLOCKS AT IGNOU CAMPUS, MAIDAN GARHI NEW DELHI.

The drawings provided by CPWD for construction of administrative blocks with a provision of ground+6 floor structure of two blocks with an area of 22505sqm. are placed for consideration and approval of works committee. During the meeting it has been informed by the SE, CPWD that the drawings are being revised due to increase in height of floors to accommodate services and due to prevailing aviation norms the structure is required to be restricted for ground +5floors. It is also informed that all the provisions considered in present drawings will be accommodated in the revised drawings of ground+5floor structure. The ground coverage of the building will be increased to accommodate the provisions of 6th floor.

After deliberating the drawings, works committee agreed to the proposal of SE, CPWD and authorize vice chancellor for approving the revised drawings of G+5 structure after receipt from CPWD.

W.C-76.08 TO CONSIDER AND RATIFY THE DRAWINGS FOR CONSTRUCTION OF VICE-CHANCELLOR'S RESIDENCE AT IGNOU CAMPUS, MAIDAN GARHI NEW DELHI.

The drawings for construction of Vice-Chancellor's residence with an area of 460sqm. with a residential area of 205sqm. at ground floor and 122sqm. at first floor, office area of 84sqm. along with provision of Varanda, Balcony, Porch etc. and also the provision of 02 No. of car garages and 02 No. of servant quarters with an area of 48sqm. and 53 sqm., respectively are placed before the committee for consideration. CPWD is also requested to incorporate the provisions of Puja Room, Store Room, Washing Room and dressing spaced between bedroom

and bathroom. It is also directed to plan a lift shaft provision in the building for future use as per the requirement.

After deliberating the drawings, works committee agreed to proposal with above modifications and authorize Vice-Chancellor to approve the final revised drawings after receipt from CPWD.

W.C(T)-76.01 TO CONSIDER AND APPROVE THE ESTIMATE FOR CONSTRUCTION OF V.C RESIDENCE INCLUDING RESIDENTIAL OFFICE AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI AMOUNTING TO RS.3,20,63,600/- AS DEPOSIT WORK TO CPWD.

The item was deliberated in detail and it is observed that some of the items considered in the estimate requires revision as per IGNOU site conditions, the furniture available presently can be used in new building etc. Accordingly, the works committee requested SE, CPWD to revise the estimate as per the site conditions regarding RCC raft foundation, stronger structural member, furniture items, fire fighting, DG Set etc. SE, CPWD agreed for the modifications suggested by works committee and informed that he will provide the revised estimate 2-3 days time.

In view of above, the committee decided to meet again on 21.12.2020 to discuss the items on virtual mode.

W.C(T)-76.02 TO CONSIDER AND APPROVE THE ESTIMATE FOR ENGAGEMENT OF CONSULTANT FOR CONSTRUCTION OF ADMN. BLOCK & V.C RESIDENCE AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI. (SH:- ENABLING ESTIMATE FOR VARIOUS PRECONSTRUCTION ACTIVITIES)AMOUNTING TO RS.2,29,90,000/- AS DEPOSIT WORK TO CPWD.

The estimate provided by CPWD for engagement of consultant for construction of administrative blocks and V.C Residence at IGNOU Campus, Maidan Garhi, New Delhi (Sub-Head:- Enabling estimate for various pre-construction activities) is discussed in detail. It is observed that the estimated cost considered for arriving is based on rough cost estimates of the buildings @2% cost of the building of amounting to Rs.2,29,90,000/-. The cost considered in the estimates are different the preliminary estimates provided by CPWD for approval of university and also are being revised by CPWD as discussed. Accordingly, it is decided to revise the estimate at university level based on approved cost of preliminary estimates of these buildings. It is also decided to withdraw the earlier sanction accorded for similar nature of work for V.C Residence.

The works committee has considered and approved the estimate with above suggestions to takeup the work through CPWD as deposit work and authorized the V.C to provide the approval for corrected estimate.

W.C(T) - 76.03 TO CONSIDER AND TO ACCORD PRINCIPLE APPROVAL TO THE TENTATIVE ROUGH COST ESTIMATE PROVIDED BY CPWD FOR CONSTRUCTION OF ADMINISTRATIVE BUILDINGS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI AMOUNTING TO RS.1,11,04,49,600/- AS DEPOSIT WORK TO CPWD.

The item was deliberated in detail and it is observed that some of the items considered in the estimate are requires revision as the building plan is being revised to G+5 Structure in place of G+6 structure, foundation as per IGNOU site conditions, residential furniture considered in the estimate, capacity of AC plant etc. Accordingly, the works committee requested SE, CPWD to revise the estimate as per the site conditions regarding RCC raft foundation, furniture items, AC plant capacity etc. SE, CPWD agreed for the modifications suggested by works committee and informed that he will provide the revised estimate 3-4 days time.

In view of above, the committee decided to meet again on 21.12.2020 to discuss the items on virtual mode.

W.C(T) - 76.04 TO CONSIDER AND APPROVE THE AMC EXTENSION OF ONE YEAR W.E.F. 01/01/2021 TO 31/12/2021 AMOUNTING TO RS.14,80,263/- FOR THE WORK OF "ANNUAL COMPREHENSIVE MAINTENANCE CONTRACT FOR VRV TYPE "DAIKIN" MAKE AIR-CONDITIONING SYSTEMS INSTALLED AT BLOCK NO.-15, IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI".

During the deliberation, it is observed that the annual maintenance contract entered originally is only for a period of one year that is from 01.01.2020 to 31.12.2020 and all these type of maintenance contract are to be assigned for a minimum period of three years to avoid repeated extension of contracts as decided in earlier meetings. The committee members suggested that the concerned engineer should ensure for proper and regular services to avoid any difficulties in future.

After deliberating the item in detail, the works committee approved the AMC extension for one year w.e.f. 01/01/2021 to 31/12/2021 amounting to Rs.14,80,263/- for the work of "Annual comprehensive maintenance contract for VRV type "Daikin" make air-conditioning systems installed at block No.-15, IGNOU Campus, Maidan Garhi, New Delhi".

W.C(T)-76.05 TO CONSIDER AND APPROVE THE DRAWING PROVIDED BY CPWD FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT BENGALORE.

The committee reviewed the revised drawings provided by CPWD for G+1 structure building of area 1489.24sqm. instead of single floor building as approved earlier. The proposal provided by CPWD is approved by the works committee and authorized chief project officer to intimate the decision of university to CPWD to start the construction works immediately.

W.C(T) - 76.06 REPORTING MATTER REGARDING STATUS OF CLOSURE OF AGREEMENT WITH M/S RITES LTD. FOR "ARCHITECTURAL-CUM- PROJECT MANAGEMENT CONSULTANCY SERVICES BETWEEN IGNOU AND M/S RITES LTD.(REPORTING ITEM)"

The works committee has noted the status report of closer of agreement with M/s RITES Ltd. for their earlier assigned work of architectural-cum-project management consultancy services. It is directed to inform M/s RITES to comply with agreement conditions and to provide the required documents for implementation of project by university through CPWD. The payments to M/s RITES to be regulated as per agreement conditions for the jobs attended by them.

The works committee authorized vice-chancellor to take appropriate action in the matter.

W.C(T)-76.07 THE PRESENT STATUS OF ARBITRATION/COURT CASES (REPROTING ITEM).

The present status of arbitration/court cases related to CMD have been noted by the committee and authorized the chairperson to finalize the awards as and when received from arbitrators/courts to avoid further interest on published awards.

The meeting ended with thanks to chair.

Further it is decided to meet again on 21.12.2020 through virtual mode to deliberate the items No. WC-76.02, WC(T)-76.01 and WC(T)-76.03 after receipt of revised estimates from CPWD.

MINUTES OF EXTENDED 76TH WORKS COMMITTEE MEETING HELD ON 21.12.2020 AT 01:00PM ON VIRTUAL MODE.

The following were present:-

1. Prof. Nageshwar Rao, Vice-Chancellor	-	Chairperson
2. Prof. R.P. Das, Pro-Vice-Chancellor, BOM	-	Spl. Invitee
3. Prof. Satyakam, Pro-Vice-Chancellor	-	Member
4. ER. P.K. Garg, ADG (Elect.)(Retd.), CPWD	-	Member
5. Er. N.L. Singh, ASDG (Civil) (Retd.), CPWD	-	Member
6. Finance Officer, IGNOU	-	Member
7. Er. R. Sudheer Reddy, CPO (i/c)	-	Convener

Dr. M. Shanmugham, Director, RSD has attended the meeting as Special Invitee.

Er. Y. Nooruddin and Er. Basant Kr. Padhi were also attended the meeting to assist the committee.

WC-76.02 TO CONSIDER AND APPROVE THE ESTIMATE FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT AGARTALA AMOUNTING TO RS. 12,32,14,700/- AS DEPOSIT WORK TO CPWD.

(The item was approved as part minutes for placing it in Board of Management).

During the 76th works committee meeting held on 14.12.2020, the committee advised to get the estimates revised from CPWD as the development cost considered in the estimate is appears to be on higher side. Accordingly, CPWD has been requested vide this office letter dated 14.12.2020 to revise the estimate by reducing the cost to possible minimum extend by minimizing the excavation considered in the estimate, by going for vertical planning of the building as G+2 or G+3 structure, adopting pitching etc.

Accordingly, Chief Engineer CPWD Gandhigram Agartala through email dated 15.12.2020 provided the revised preliminary estimate amounting to Rs.12,32,14,700/-. The comparison of earlier scrutinized estimate and the revised estimate provided by CPWD is as follows:-

Sl. No	Sub-Head	Earlier estimate (Rs.)	Present estimate (Rs.)
1.	(I) - Building portion	6,89,26,133/-	6,89,26,133/-
2.	(II) - Development of site and bulk services (Civil)	2,49,21,429/-	1,67,44,443/-
3	III - Retaining wall	3,96,31,713/-	2,70,65,958/-
4.	IV - Development of site and bulk services (Electrical)	21,48,955/-	21,48,955/-
	Total Rs.	13,56,28,230/-	11,48,85,489/-
	Add:- Contingencies @3%	40,68,842/-	34,46,565/-
	Add:- EPF @3.125%	42,38,382/-	35,90,172/-
	Add:- ESIC@1.125%	15,25,818/-	12,92,462/-
	Total Rs.	14,54,61,272/-	12,32,14,688/-
	Say Rs.	14,54,61,300/-	12,32,14,700/-

The main difference of cost is due to:-

- Excavation part under Sub-Head-II now CPWD has brought down the amount from Rs.1,47,18,939/- to Rs.13,72,968/-.
- Under Sub-Head-III:- Retaining Wall :- CPWD now deleted the construction of retaining wall for 3mtr. of height which has reduced the cost by Rs.70,05,590/-. The retaining wall for 5mtr. height length has been restricted from 100mtr. to 90mtr. Similarly the construction of retaining wall height 7.5mtr. length the scope has been reduced from 100mtr. to 90mtr.

The revised estimate amounting to Rs.12,32,14,700/- provided by CPWD was forwarded to technical members of works committee Sh. Santosh Auluck, Sh. N.L. Singh and Sh. P.K. Garg and they have agreed for the revised estimate on technical grounds.

The administrative approval and expenditure sanction will be conveyed to CPWD after obtaining revised concurrence from F&A Division as earlier F&A Division has concurred Rs.14,54,61,300/- and approval of Board of Management.

The works committee has considered and approved the revised preliminary estimate submitted by CPWD for construction of regional centre building at Agartala is Rs.12,32,14,700/- for civil, electrical and horticulture works with 45% cost index on DPAR 2019, ESIC & EPF @4.25% and 3% contingencies. The same will be placed before the board of management for consideration and approval to take-up the work through CPWD as deposit work.

WC(T)-76.01 TO CONSIDER AND APPROVE THE ESTIMATE FOR CONSTRUCTION OF V.C RESIDENCE INCLUDING RESIDENTIAL OFFICE AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI AMOUNTING TO RS.3,20,63,600/- AS DEPOSIT WORK TO CPWD.

(The item was approved as part minutes for placing it in Board of Management).

During the 76th works committee meeting held on 14.12.2020, the committee advised SE, CPWD to get the estimates revised as the provision considered in the estimate on higher side by deleting the furniture provision, Raft foundation, stronger structural members, fire fighting, alarm system and generator set etc.

Accordingly, SE, CPWD has forwarded the revised estimate vide his letter dated 16.12.2020 through email for an amount of Rs.2,77,73,300/-. Further the estimate is scrutinized to Rs.2,48,18,614/- by deleting the provisions for stronger structural member, fire fighting and fire alarm works, 50KVA DG set provision by replacing with 3KW inverter.

The administrative approval and expenditure sanction will be conveyed to CPWD after concurrence by F&A Division.

The revised estimate amounting to Rs.2,48,18,614/- is placed before the works committee for construction of V.C Residence at IGNOU Campus for consideration and approval for taking-up the work through CPWD.

The works committee has considered and approved the revised scrutinized preliminary estimate submitted by CPWD for construction of V.C Residence at IGNOU Campus amounting to Rs.2,48,18,614/- for civil, electrical and horticulture works with ESIC & EPF @4.25% on 25% of estimated cost and 3% contingencies to take-up the work through CPWD as deposit work.

WC(T)-76.03 TO CONSIDER AND TO ACCORD PRINCIPLE APPROVAL TO THE TENTATIVE ROUGH COST ESTIMATE PROVIDED BY CPWD FOR CONSTRUCTION OF ADMINISTRATIVE BUILDINGS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI AMOUNTING TO RS.1,03,43,71,000/- AS DEPOSIT WORK TO CPWD.

(The item was approved as part minutes for placing it in Board of Management).

During the 76th works committee meeting held on 14.12.2020, the committee advised SE, CPWD to get the estimates revised as the provision considered in the estimate on higher side by revising the estimate for G+5 structure instead of G+6 structure as planned earlier due to revision of drawings as informed by SE, CPWD and also deleting the provision of Raft foundation, furniture items, stronger structural members etc.

Accordingly, ADG, CPWD has forwarded the revised rough cost preliminary estimate vide his letter dated 18.12.2020 for an amount of Rs.1,03,43,71,000/- for construction of administrative building of G+5 structure in two number of blocks with an area of 22362sqm. including sub-station building, services like internal roads, water supply system, sewerage system, boundary wall, horticulture works, sub-station equipments, D.G sets, VRV air-conditioning system, solar power generation system, CCTV, integrated building management systems, LAN system, EPABX system, street lighting, fire fighting, fire alarm systems and other services complete including office furniture of partitioning etc.

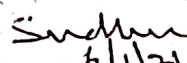
The Administrative Approval and Expenditure Sanction will be conveyed to CPWD after concurrence by F&A Division and approval of Board of Management.

The revised estimate amounting to Rs.1,03,43,71,000/- is placed before the works committee for construction of Administrative Blocks at IGNOU Campus for consideration and approval for taking-up the work through CPWD.

The works committee has considered and approved the tentative rough cost preliminary estimate submitted by CPWD for construction of Administrative Blocks at IGNOU Campus amounting to Rs.1,03,43,71,000/- for civil, electrical and horticulture works with ESIC & EPF @4.25% on 25% of estimated cost, labour cess @1% and 3% contingency to take-up the work through CPWD as deposit work.

The Works Committee has approved the part minutes for these three items.

The meeting ended with thanks to chair.


6/1/21
(Sudheer Reddy)
Chief Project Officer
Member secretary