

F.No.IG/CMD/79/WC/2022-23/

02nd September 2022

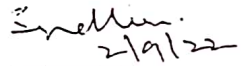
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Sub:- Minutes of the 79th Works Committee Meeting.

Please find enclosed herewith the minutes of the 79th works committee meeting held on 16th August 2022 at 03:00 PM in the board room of VC's office, IGNOU Campus, Maidan Garhi, New Delhi-110068.

Thanking you.

Yours sincerely


(SUDHEER REDDY)
Member Secretary

To

- | | |
|--|------------------|
| 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) Dr. Srikant Mohapatra, Pro-Vice-Chancellor | Spl. Invitee |
| 5) Prof. J.K. Srivastava, SOH, BOM | Member |
| 6) Dr. Bhart Bhushan, Director, SSC & BOM | Member |
| 7) Ar. Santosh Auluck, Chief Architect (Retd.) DDA | Member |
| 8) Er. N.L. Singh, ASDG (Civil)(Retd.), CPWD | Member |
| 9) Er. P.K. Garg, ADG (Elect.)(Retd.), CPWD | Member |
| 10) Dr. Alok Chaube, Registrar (Admn.) | Member |
| 11) Dr. J.D. Gangwar, F.O., IGNOU | Member |
| 12) Er. P.B. Singh, ADG, CPWD | Spl. Invitee |
| 13) Er. Harish Kumar, DDG, CPWD | Spl. Invitee |
| 14) Er. Ravinder Yadav, SE, CPWD | Spl. Invitee |
| 15) Er. V.K. Meena, EE (C), CPWD | Spl. Invitee |
| 16) Er. Narender Khokar, EE (E), CPWD | Spl. Invitee |
| 17) Er. R. Sudheer Reddy, CPO | Member Secretary |

MINUTES OF 79TH WORKS COMMITTEE MEETING HELD ON 16.08.2022 AT 03.00PM 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) Dr. Srikant Mohapatra, Pro-Vice-Chancellor	Spl. Invitee
5) Prof. J.K. Srivastava, SOH, BOM	Member
6) Dr. Bhart Bhushan, Director, SSC & BOM	Member
7) Ar. Santosh Auluck, Chief Architect (Retd.) DDA	Member
8) Er. N.L. Singh, ASDG (Civil)(Retd.), CPWD	Member
9) Er. P.K. Garg, ADG (Elect.)(Retd.), CPWD	Member
10) Dr. Alok Chaube, Registrar (Admn.)	Member
11) Dr. J.D. Gangwar, F.O., IGNOU	Member
12) Er. P.B. Singh, ADG, CPWD	Spl. Invitee
13) Er. Harish Kumar, DDG, CPWD	Spl. Invitee
14) Er. Ravinder Yadav, SE, CPWD	Spl. Invitee
15) Er. V.K. Meena, EE (C), CPWD	Spl. Invitee
16) Er. Narendra Khokar, EE (E), CPWD	Spl. Invitee
17) Er. R. Sudheer Reddy, CPO	Member Secretary

Er. P.K. Garg, ADG (Elect.)(Retd.), CPWD and Er. N.L. Singh, ASDG (Civil)(Retd.), CPWD join the meeting through virtual mode. Er. K.J. Singh, Retd. Chief Engineer (E) and Director RSD could not attend the meeting due to his preoccupation.

Er. Basant Kr. Padhi, Er. Rajan Sharma and Sh. Ram Prakash SO was also attended the meeting to assist the committee.

At the outset, Chairperson welcomed the members and introduced new members Dr. Alok Chaube Registrar (Admn.) and Dr. Bhart Bhushan, Director, SSC as Board Member of the committee. The special invitees Er. P.B Singh, ADG, CPWD, Er. Harish Kumar, DDG, CPWD and Er. V.K. Meena, EE(C), CPWD was also introduced to the committee.

The chairperson expressed his satisfaction over the co-operation being received from CPWD and CMD in taking up the issues from time to time. He also thanked the members in joining the meeting physically and on virtual mode in a very short notice of time.

Chairperson asked the member secretary to take-up the agenda items.

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79.01 CONFIRMATION OF THE MINUTES OF 78TH WORKS COMMITTEE HELD ON 10.01.2022 AND ACTION TAKEN REPORT THERE UPON.

As no comments have been received, the minutes of 78th works committee meeting held on 10.01.2022 were confirmed by the committee. The action taken report is noted by the committee members.

79.02: TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.40,30,200/- FOR ENABLING ESTIMATE FOR CONDUCTING SOIL INVESTIGATION, TOPOGRAPHICAL SURVEY, JUNGLE CLEARANCE AND CONSTRUCTION OF COMPOUND WALL AT VIJAYAWADA.

Member Secretary apprised the agenda item to the committee that for construction of the Regional Centre Building at Vijayawada a piece of land measuring 0.80 acres was purchased (lease bases for 60 years) from Andhra Pradesh Capital Region Development Authority (APCRDA), Govt. of Andhra Pradesh on 08.05.2018 for amount of Rs.80.00 Lakhs. Due to various Administrative issues at state level the Govt. of Andhra Pradesh has cleared for registration of land and same was done on 04.03.2022. Parliament question was also raised about not taking up construction activities at that place. The question was suitably replied through MHRD.

For protecting the land from encroachment and finalization of the boundaries, deciding ground level markings the proposal was obtained from CPWD through Regional Centre Vijayawada. The scope of work contains is placed for consideration of committee.

1. Conducting survey of site with total station Theodolite including preparation of topographical site plan with contours and dimensions of the boundaries of site.
2. Drilling of 2 Nos. of boreholes of required dia for a depth of 15 Meters each and 1 No. of boreholes of required dia for a depth of 30 meters, collecting samples of disturbed and undisturbed soil for identifying index properties of soil, collecting data of soil through standard penetration test for obtaining the bearing capacity of the soil at various depths.
3. Evaluation of soil condition and soil parameters in Geotechnical laboratory of reputed engineering colleges approved by the engineer in charge and submitting a comprehensive report on soil properties, safe bearing capacity of the soil and recommendation of the type of foundations for compound wall and other upcoming structure.
4. Jungle clearance at the proposed site.
5. Construction of compound wall for a height of 1.50 and MS grill for a height of 0.60m over the compound wall.

After detail discussion in the matter, the committee considered and approved the estimate amounting to Rs.39,20,600/- for conducting soil investigation, topographical survey, jungle clearance and construction of boundary wall for IGNOU Regional Centre Campus near

Rayapudi Village, Amravati Guntur District, Andhra Pradesh for execution of work by CPWD as deposit work. The committee further suggested to provide space requirement of RC be made available to CPWD for taking up building construction activities as per approved area decided by university at the earliest to avoid delay in the matter.

79.03 TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.4,91,10,500/- FOR RENOVATION OF FURTHER 10 NOS. OF FLATS (05 NOS. TYPE-V AND 05 NOS. TYPE-V FLATS) INCLUDING DEVELOPMENT WORKS (CIVIL & ELECTRICAL) AT AGVC.

The agenda item was apprised to the committee that the university is having 60 Nos. of flats at AGVC. They were constructed during 1981-82 by DDA and are in possession of IGNOU and in use since 1986-87. Due to natural wear and tear the seepage issues they require comprehensive renovation of the flats. The scope of work considered for renovation is as below:-

Civil works:-

1. Complete renovation of 10 Nos. flats by providing and fixing 600x600mm GVT, polished floor tile in drawing room and bedrooms, matt finish floor tiles in bathroom, kitchen.
2. Providing and fixing ceramic glazed wall tiles 300x450mm upto full ceiling height in kitchen and bathrooms of 10 Nos. flats.
3. Providing and fixing uPVC doors and windows in 10 Nos. flats.
4. Providing and fixing modular kitchen with accessories like cutlery, plain basket, atta trolley etc. in 10 Nos. flats.
5. Painting and polish work of (5+12) = 17 Nos. type Spl. flats and (5+8) = 13 Nos. Type-IV Spl. flats with PoP, white cement based putty, acrylic emulsion paint, synthetic enamel paint, melamine and French spirit polish etc.
6. Repair of common area from Flat No. 19 to 821 including complete flooring, repair of drainage, manholes, storm water drains etc.
7. Repair of common shaft area by changing all C.I and G.I pipelines, plaster of shaft and common roof area by providing new tanks, supporting slab and Girders etc.
8. Providing and fixing new CP brass fittings like shower, diverter with spout, angle valve, wash basin mixture and ceramic fitting like wash basin and toilet seats.
9. Water proofing treatment of roof of 05 Nos. flats by repairing of mud phaska, layers of water proofing compound and fixing top layer of crazy tile.
10. Providing and fixing terra kota tiles on walls and polycarbonate shed in the balcony of 10 Nos. flats.
11. R.C.C work for kitchen platform and water storage tanks.
12. Providing and laying 50mm dia pipe for connecting 5 Nos. flats from existing tube-well water line near flat No.391.
13. Cleaning of storm water drains and sewer lines upto MCD chamber with the help of jetting machine.

Electrical work:-

1. Wiring for electrical (light/fan/Ex. Fan/ call bell) points with single core copper conductor cable in steel conduit with modular switch socket.
2. 25 Amp. Modular socket for AC /Geyser unit.
3. BLDC ceiling fans with remote /modular electronic regulator.

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4. Provision for new light points, power points and industrial socket.
5. Provision of LED fitting, exhaust fan, fresh air fan & wall fan.
6. Provision of new Geyser.
7. Provision of 1 HP mono block pump set.
8. Provision of kitchen chimney.

Earlier 28 Nos. of flats got renovated by CPWD as deposit work and now they all are allotted and in use. Further, CPWD submitted proposals for 10 Nos. of flat renovation at AGVC.

The committee after detail discussion considered and approved for renovation of 10 Nos. of flats (05 no. type -V and 05 No. type -IV flats) including development works at AGVC at a cost of Rs.4,91,10,500/- and to assign the work to CPWD as deposit work. The committee advised CPWD to accomplish the work in time bound manner to avoid loss of revenue and also to attend defects timely to avoid inconvenience to the allottees.

79.04 TO CONSIDER THE STATUS REPORT REGARDING CONSTRUCTION OF ADMINISTRATIVE BUILDING BLOCKS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI.

The status regarding construction of Administrative Building was apprised to the committee. It was informed that CPWD was assigned to take-up the construction of Administrative Block vide letter dated 18.08.2020 and set of approved architectural drawings was also made available. CPWD submitted the estimate for construction of two No. of blocks at a cost of Rs.103.44 Crores. The Ministry has cleared the proposal for construction of only one block at a cost of Rs.50.00 Crores. To this effect, A/A&E/S was also issued vide letter dated 28.12.2021. The enabling estimate amounting to Rs.2.19 Crores was also sanctioned by the university and was conveyed to CPWD on 17.03.2022 and initial deposit of this enabling estimate was also released to CPWD.

On submission of drawings to DUAC by CPWD they have suggested CPWD to have basement provision for parking facilities. After initial survey of site, CPWD informed IGNOU that 53 Nos. of trees are to be infringing in building area and further 50 Nos. of trees around the building has also to be infringed. To avoid these aspects, Senior Architect, CPWD asked to redesign the building where there are less number of trees are to be infringed and within sanction amount of Rs.50.00 Crores.

The committee after perusal of the developments asked CPWD to put-up all necessary efforts for construction of Administrative Block by following relevant rules and bylaws. IGNOU have agreed to convey the approval of minutes dated 26.07.2022 (ANNEXURE-A) wherein status of activities reviewed with further course of action. The minutes dated 26.07.2022 presented in this works committee for consideration and the committee approved the same. The minutes of meeting held on 26.07.2022 will form part of this item and same to be issued to CPWD for further necessary action. CPWD was asked to use their good offices for liaising with the respective authorities for planning of the building and construction thereupon.

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79.05 TO CONSIDER AND APPROVE THE ESTIMATES AMOUNTING TO RS.68,20,308/- FOR REPAIRING/REPLACEMENT OF DAMAGES DOME, TOILETS, ENTRANCE STEPS, SIDE RAMPS ETC. AND SHIFTING OF BOUNDARY WALL WORK DUE TO ROAD WIDENING OF REGIONAL CENTRE BUILDING AT AHMADABAD.

The agenda item was apprised to the committee that IGNOU Ahmadabad Regional Centre was constructed by CPWD around 25 years ago. The DOME has fallen and requires immediate repair/replacement, the existing toilets are in bad conditions and the pipelines are leaking at many places and they require comprehensive repairs, besides entrance steps have damaged and required to be replaced along with ramp for physically challenged persons.

Further, it was apprised to the committee due to widening of the road, earlier an estimate amounting to Rs.22,21,092/- was approved and A/A&E/S was also conveyed to CPWD on 11.09.2200. Due to abstraction of trees and layout of electrical poles along with boundary wall shifting work could not solved by Ahmadabad Municipal Corporation and the work was not taken by CPWD. The agreement was closed. To this effect, revised estimate was also provided by them for amounting to Rs.24,92,549/- .

CPWD has submitted the following estimation through RD Ahmadabad for all these works:-

Sl. No.	Description	Amount	Remarks
1.	Renewal of Old existing DOME made up of tubular MS hollow pipes at IGNOU RC, Ahmadabad	12,88,562/-	In estimate provision for dismantling old MS hollow pipe section of DOME, preparation of stainless steel hollow section for DOME, 10mm thick polycarbonate sheet and related scaffolding etc. are considered for replacing the damaged DOME structure as well as sheet.
2.	Renovation work of entrance steps and side ramp at IGNOU RC, Ahmadabad.	21,65,240/-	The provision of dismantling existing entrance steps, side ramp, stainless steel railing and reconstruction of steps and the side ramp including providing SS railing, polished granite flooring at entrance steps and other finishing works are considered.
3.	Shifting of front portion of boundary wall of IGNOU RC, Ahmadabad	24,92,549/-	Revised estimate provided against the already approved A/A&E/S of Rs.22,21,092/- dated 11.09.2020. It is informed that the agreement against above sanction was closed by CPWD due to abstraction of trees and electrical poles in layout of boundary wall was not solved by Ahmadabad Municipal Corporation. The work can be taken-up after removal of trees and poles in layout.

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4.	Renovation of all toilets at IGNOU RC, Ahmadabad	8,73,957/-	Dismantling of wall and floor tiles, water proofing treatment in toilet area portion including providing wall and floor tiles, replacement of water and sanitary fittings pipe, PVC door frame shutters including fittings are considers in the estimates.
Total		68,20,308/-	

After detail deliberation the committee considered and approved for execution of all the above works by CPWD as deposit work at a total cost of Rs.68,20,308/-.

79.6 TO CONSIDER AND APPROVE FOR ASSIGNING THE WORK OF "REVAMPING OF ELECTRICAL SUB-STATION EQUIPMENTS INSTALLED AT ESS-5 WHICH INCLUDES REPLACEMENT OF TRANSFORMERS, DG SETS, HT & LT PANELS, CABLES AND ALLIED ITEMS AS DEPOSIT WORK BY THE CPWD" AT TOTAL PE COST OF RS.4,02,53,150/- AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068.

79.7 TO CONSIDER AND APPROVE FOR ASSIGNING THE WORK OF "REPLACEMENT OF ELECTRICAL EQUIPMENTS INCLUDING D.G. SETS AND ALLIED ITEMS INSTALLED IN ESS-3, 10 AND ESS-4 AS DEPOSIT WORK BY THE CPWD" AT TOTAL PE COST OF RS.4,12,14,235/- AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068.

The matter was discussed in detailed and after deliberations, the committee considered and approved both items No. 79.6 & 79.7 as suggested by the sub-committee. The minutes of sub-committee held on 12.05.2022 was placed in the works committee which was considered and approved (ANNEXURE- B). The sub-committee minutes dated 12.05.2022 will be part of item No. 79.6 & 79.7. Further, the committee suggested that the CPWD may take-up both works comprehensively by clubbing, if feasible, so as to have competitive rates in the tender. While discussion, member committee apprised that the present status of one defective transformer lying in sub-station. It was decided necessary corrective steps be included while preparing the detail estimate of the respective sub-stations to protect the interest of university.

After deliberations, the committee considered and approved for assigning the work of (I) Revamping of electrical sub-station equipments installed at ESS-5 which includes replacement of transformers, DG sets, HT & LT panels, cables and allied items as deposit work by the CPWD at total PE cost of Rs.4,02,53,150/- at IGNOU Campus, Maidan Garhi, New Delhi-110068 and (II) Replacement of electrical equipments including D.G. sets and allied items installed in ESS-3, 10 and ESS-4 as deposit work by the CPWD at total PE cost of Rs.4,12,14,235/- at IGNOU Campus, Maidan Garhi, New Delhi-110068.

79.8 TO CONSIDER AND APPROVE FOR SUBMISSION OF REVISED PRELIMINARY ESTIMATES (PE's) BY CPWD AS RECOMMENDED BY

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THE SUB-COMMITTEE FOR REPLACEMENT OF AC PLANT EQUIPMENTS MEANT FOR ACADEMIC BLOCKS, CONVENTION CENTRE & BLOCK NO.-15 TO BE EXECUTED BY CPWD AS DEPOSIT WORK.

- I. FOR ACADEMIC BLOCK AND CONVENTION CENTRE RS.9,18,50,125/-.**
- II. FOR BLOCK NO.-15 RS.2,46,64,763/-.**

It was brought to notice of the committee by CPWD engineers that the centralized AC plant equipments meant for Academic Block, Convention Centre as well as VRV AC system of Block No.-15 are out aged & utilized their useful life span as per CPWD norms. Due to this, ineffective air-conditioning to the buildings have been observed which badly effects the operation of sensitive equipments as well as not up-to the satisfaction of the users. The CPWD engineers also intimated that in due course of maintenance, the frequency of the breakdowns of the existing equipments are substantial due to out-aging of the existing equipments life.

After detailed discussion & deliberation, the committee considered and recommended that the CPWD can take-up the replacement of AC plant works in a phased manner without disturbing the utility and functionary of the buildings. Also suggested to CPWD to explorer all possibilities while preparing detailed estimate for re-using of the existing AC ducts, diffusers etc. to avoid any disturbance to the existing civil false ceiling structures. Further, the committee emphasized that the CPWD shall prepare & submit the PE to IGNOU for replacement of AC plant equipments of the EMPC building on priority to overcome the crisis of ineffective AC cooling to the sensitive video & audio equipments installed in the studios as the existing AC plant equipments are in very bad condition and almost utilized more than double of the useful lifespan.

The committee considered and approved the proposal submitted by the CPWD is principle for replacement of centralized AC plant equipments meant for Academic Block & Convention Centre, Block No.15 and EMPC to be taken-up in a phase manner to this aspects CPWD be requested to provide the estimates for all the four places. CPWD is requested to provide estimate for EMPC to decide the priority of work to be taken-up accordingly.

79.9 TO CONSIDER AND APPROVE UPGRADATION/REPLACEMENT OF EXISTING 05 NO. LIFTS INSTALLED FOR ACADEMIC BLOCKS, B, C, D, F & G AT IGNOU CAMPUS MAIDAN GARHI, NEW DELHI-110068 THROUGH CPWD AS DEPOSIT WORK.

It was brought to the notice of the members that 05 Nos., "KONE" make; 08 passengers lifts are installed in Academic Blocks and are about 18 years old. The maintaining agency M/s KONE (OEM) has also intimated about the obselence of the lift equipments and suggested to up-gradation/replacement to avoid any malfunctioning which may threat to human life.

After detailed discussion & deliberations, the committee recommended that instead of replacement of all lifts at one go, it is suggested to replace one by one through CPWD as deposit work on the basis of obselenceness and unserviceable report(s) time to time from the OEM/maintaining agency.

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77.10 TO CONSIDER AND APPROVE FOR EXTENDING THE CONTRACT W.E.F. 01.04.2022 TO 30.09.2022 (06 MONTHS) FOR THE WORK OF "SUPPLYING AND FILLING POTABLE WATER BY EMPANELLING AGENCIES THROUGH MOUNTED TANKERS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI - 110068" AT A TOTAL COST OF RS.52 LAKH (APPROX.) IN FAVOUR OF M/S R.K. BUILDERS & M/S AGGARWAL WATER SUPPLIERS.

The agenda item was apprised to the committee, it was informed to the committee that the work pertains to "supplying and filling potable water by empanelling agencies through mounted tankers at IGNOU Campus amounting to Rs.52 Lakh (approx.). The last extension to this effect was granted by the works committee vide item No.78.04 up-to 31.03.2022. As the new tender was in process for finalization, the extension was sought for this work from 01.04.2022 to 30.09.2022 (six months) at a cost of Rs.52.00 lakh (approx.) with an average supply of 15 No. of tankers daily.

After detailed deliberation the committee consider and approved the extension of contract from 01.04.2022 to 30.09.2022 (six months) for the work of supplying and filling potable water by empanelling agencies through mounted tankers amounting to Rs.52 Lakh in favour of M/s Aggarwal Water Suppliers and M/s R.K. Builders.

79.11: TO CONSIDER AND APPROVE TO AWARD THE WORK FOR EMPANELMENT OF AGENCIES FOR THE WORK OF "SUPPLYING AND FILLING OF POTABLE WATER THROUGH MOUNTED TANKERS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068" TO M/S AGGARWAL WATER SUPPLIERS FOR RS.1,20,50,475/- AND M/S R.K. BUILDERS FOR RS.1,20,50,475/- RESPECTIVELY AT A TOTAL COST OF RS.2,41,00,950/- FOR PERIOD OF TWO YEARS.

The agenda item was apprised to the committee the work is for supplying and filling of potable water through mounted tankers at IGNOU Campus, at a cost of Rs2,49,85,638/-. After necessary e-tendering the Bid was opened in the presence of dully constituted committee. The committee was chaired by Dr. Manroop Singh Meena, PVC with representative of Administration Division Finance &Accounts Division and Prof. Ashish Aggarwal, Director, SOET.

Sl. No.	Description	No. of Qty.	Units	Rate	Amount
1.	Water filling charges, transportation, supplying and loading and unloading of potabe water through disintected mounted water tankerts of 10,000 ltrs. Capacity at different locations				

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	e.g. tanks, pump houses as and when required at IGNOU Campus.				
1.1	From Malviya Nagar DJB filling point for each agency	3650	Per tanker of 10000 ltrs. capacity	2,289.00	83,54,850.00
1.2	From private source tube-well for each agency.	1825	Per tanker of 10000 ltrs. Capacity	2,025.00	36,95,625.00
Total					1,20,50,475/-

After opening of financial bids as per NIT conditions for empanelment of two agencies the duly constituted committee has got the rates of the second agency reduced at par with the L-I agency during the meeting held on 20.07.2022. Accordingly, two agencies are to be empanelled i.e. M/s Aggarwal Water Supplier for an amount of Rs.1,20,50,475/- and M/s R.K. Builders for an amount of Rs.1,20,50,475/- for execution of work. The tenders to this effect was concurred by F& AD and approved by Competent Authority.

After detail deliberation the committee considered and approved to award of work to M/s Aggarwal Water Suppliers amounting to Rs.1,20,50,475/- and M/s R.K. Builders amounting to Rs.1,20,50,475/- for a period of 02 years on alternative month basis. The total cost of the work is Rs.2,41,00,950/-.

79.12: TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.4,61,78,000/- PROVIDED BY CPWD TO EXECUTE THE BALANCE WORKS (CIVIL & ELECTRICAL) OF PEB BUILDING (NEAR CULVERT) AT IGNOU CAMPUS.

The agenda item was apprised to the committee. Presently no work is taking place in the building as the civil agency M/s Sunehari Bagh Builders Pvt. Ltd. approached for arbitration. Final measurements to this effect were already submitted during arbitration proceedings. The proceedings to these effects are taking place from July 2018. The electrical work awarded to M/s J.K. Enterprises is also not taking place and will be foreclose to take-up the further work with CPWD. These aspects are being apprised to works committee from time to time.

The said scope of work provided by CPWD contains for its accomplishment of balance work along with provision for development works, additions/alteration to make use of the buildings as per present scope of work i.e. for office purposes. The estimate provided by CPWD is for Rs.4,61,78,000/-.

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The scope of work considered by CPWD is as under:-

1. Excavation trenches of required width for pipes, cables etc. including excavation for laying of drain pipe of courtyard etc.
2. Clearing jungle including uprooting of rank vegetation for cleaning of the area of road and courtyard.
3. Providing and laying in position cement concrete for the base of road and courtyard.
4. Providing and fixing 18mm thick gang saw cut for the repair of jambs and sills.
5. Stone work (machine cut edges) for wall lining etc. for the fixing around wall upto 1.20 meter height.
6. Providing and fixing flat pressed 3 layer particle board medium density exterior grade (Grade-1) for backing of wall lining.
7. Providing and fixing frame work for partitions/wall lining etc. for backing support of wall lining.
8. Providing and fixing pre-laminated with decorative lamination on both side exterior Grade-1 MDF Board 12mm thick confirming to IS:14587 for wall lining.
9. Chequerred precast cement concrete tiles 22mm thick in footpath & courtyard on plinth protection.
10. Providing and laying vitrified tiles in floor size of tile 600x600 mm for the repairing of damaged tiles.
11. Providing fixing thermal insulation of ceiling (under deck insulation) with Resin Bonded Fiber glass wool.
12. Providing and fixing tiled false ceiling of approved material of size 595x595mm for fixing in rooms.
13. Applying one coat of water thinnable cement primer.
14. Finishing walls with textured exterior paint of required shade on exterior surface.
15. Providing and fixing percolated galvanized iron profile sheets.
16. Providing and laying design mix cement concrete of M-30 grade for laying of road.
17. Providing and fixing aluminum work for doors, windows for repairing of old doors and windows.
18. Providing and supplying aluminum extruded tubular for fixing of ACP sheet.
19. Designing, fabricating, testing, installing and fixing in position curtain wall with aluminum Composite Panel Cladding for covering of balcony and projections.

The estimate amounting to Rs. 4,61,78,000/- is placed for consideration and approval of works committee to execute the work through CPWD as deposit work.

The committee after deliberating various issues have advised SE, CPWD to look into the structural aspects of the building and to obtained necessary inputs from IGNOU officials about arbitrations issues and to guide IGNOU if any for closing the works of civil and electrical aspects following said procedure to avoid unnecessary legal issues. CPWD further informed that work can be taken up with other agency even though the earlier agency has approached for arbitration, to put the building in use. The committee approved the estimates amounting to Rs.4,61,78,000/- for execution of the work through CPWD as deposit work.

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**79.13: DETAILS OF REGIONAL CENTRES LAND AND BUILDING CONSTRUCTION
STATUS ALL OVER THE COUNTRY.**

Format for review of approved /ongoing infrastructure works for various CFIs											
Sr. No	Name of work	Approved Project Cost (Rs. In Cr.)	Physical progress					Financial progress (Rs. In Crores)			Remark
			% of work done till last month	% of work done during this month	Schedule date of completion as per agreement	Likely date of completion	Reasons for delay if any	Exp till last month	Exp. this month	Total Exp.	
1.	Construction of Regional Centre building at Pune.	14,96,74,000/-	26.5	0	16.04.2022	31.07.2023	---	2.140	0.005	2.145	Three installments amounting to Rs.3,49,34,800/- was released to CPWD by HEFA vide UTR No.P202220180 973825. During the virtual meeting held on 20.07.2022 CPWD has given revised completion date i.e. April 2023. Ground floor slab completed. First floor slab casted on 11.03.2022. All columns upto S.F. are casted. Work was rescind under clause 3 on 07.06.2022. Notice inviting tender for balance works was floated on 28.06.2022 and opened on

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											13.07.2022. Work awarded to Sh. Vasdev on 28.07.2022 and work is expected to be started within 07 days.
2.	Constructi on of Regional Centre building at Trivandru m.	17,48,9 3,000/-	66	5	09.03.2 022	NA	---	5.731 0645	0.025 6882	5.756 7527	Five installments amounting to Rs.8,74,48,500/- were released to CPWD by HEFA vide UTR No.P203220181 143423. During the virtual meeting held 20.07.2022 CPWD has informed to complete the work by 15.10.2022. RCC slab upto terrace floor of block I, II & III completed. Brick work in ground floor & first floor of Block I, II & III completed. Internal plastering work of block I and block III is 90% completed and block II is in progress. External plastering work of Block I & III is 95% and block II is in progress. Fixing of 2 nd class teak wood frames for doors in block I & block III

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											completed and block II in progress. Filling extra earth to be brought from outside the campus is 90% completed and remaining is in progress. Integral water proofing of roof slab in block -I & block III in completed. Providing internal water supply line and sil pipe line are in progress. Internal flooring work is in progress.
3.	Constructi on of Regional Centre building at Port Blair.	6,93,03 200/-	31	2	08.05.20 22	31.10.2 022	The work has been delayed due to:- 1). Restricti on imposed by the A&N Adminis tration on 2 nd wave of Covid- 19. 2). Continu ously heavy rain. 3). Delay in getting permissi on from	1.33	0	1.33	Four installments amounting to Rs.3,09,60,640/- was released to CPWD by HEFA vide UTR No.P203220181 147531. During the virtual meeting held on 20.07.2022 CPWD has agreed to complete the work by 31st October 2022. CPWD intimated that the execution of work delayed due to lockdown, heavy rain and stopping of work due to VVIP.

Sravan
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							local administ ration for transport ing earth require for filling upto plinth.				moment. Delay to getting permission from local body for transporting earth, for filling upto plinth level. Laying of reinforcement of ground floor level have completed for casting slab. Ind slab will be casted by 10 th August 2022.
Constructi on of Regional Centre Building at Rajkot.	8,77,4 2,000/ -	42	10	19.11.2 021	19.11.2 022	----		1.92	0.52	2.44	Four installments amounting to Rs.3,46,03,317/- was released to CPWD by HEFA vide UTR No.P202220180 972200. During the virtual meeting held on 20.07.2022 CPWD has given revised completion date as 31 st December 2022. All column up to terrace level completed. Shuttering works of terrace slab of middle & round portion are in progress. Brick masonry completed in stilt portion and middle portion.
Constructi on of Regional Centre	9.68	72	3	15.05.2 022	31.08. 2022 (Subje	---		5.994 8	.155 9	6.150 7	Rs.6,96,76,295/- has been transferred to the CPWD with due

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	building at Aizwal					ct to the availability of funds)					approval of Competent Authority. During the virtual meeting held on 20.07.2022 CPWD has informed to complete the work within two months after receiving of funds. CPWD informed that the work is in final completion state. Some road work and retaining work is in progress. It is again requested to release remaining amount of Rs.2,71,64,900/- & it has been assured that the work will be completed within two months after receiving of the fund.
6.	Construction of Regional Centre building at Noida	10.01	22	3	12.08.2022	18.01.2023	---	0.855	0.013	0.868	Rs.1,48,20,895/- has been transferred to the CPWD with due approval of Competent Authority. During the virtual meeting held on 20.07.2022 CPWD has given revised completion date as 18 January 2023. CPWD informed that earlier there was delay on part of contractor and contract has been

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											terminated. Tender for balance work awarded to M/s Rahul Builders.
7.	Constructi on of Regional Centre building at Bangalore	7.25	41	7	19.02.2 022	30.09. 2022	Due to imposi tion of lockdo wn measure s for COVID by the Karnata ka Govt. from 28.04.2 021 to 14.06.2 021 and submiss ion of drawing s to local body and heavy rains for one and half months	0.696	0	0.696	Two installments amounting to Rs.1,45,14,200/- released to CPWD. During the virtual meeting held on 20.07.2022 CPWD has given the revised completion date i.e. 15 th October 2022. CPWD informed that the RCC structure work shall be completed by 03.08.2022. Masonry work started in Ground floor.
	Constructi on of Regional Centre building at Jodhpur	7.66	40	15	16.07.2 022	15.10. 2022	---	1.53	0.40	1.93	Three installments Rs.3,04,21,736/- released to CPWD. During the virtual meeting held on 20.07.2022 CPWD has given revised completion date as 15 th October 2022. CPWD informed that 55% work completed.

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											Casting of 2nd floor slab completed. Interior wall of 1st floor and stone work are in progress. Masonry work at GF & FF is in progress.
9.	Construction of Regional Centre building at Agartala	12.32	30	5	20.10.2022	31.01.2023	Movement of vehicles and labourers on loose muddy soil is very difficult after heavy rainfall.	2.112 2345	0	2.112 2345	Three installments Rs.3,69,64,410/- released to CPWD. During the virtual meeting held on 20.07.2022 CPWD has given revised completion date i.e. 31st January 2023. CPWD informed first floor slab casted. Preparation for 2nd floor slab casting is in progress.
10.	Construction of Regional Centre building at Jammu	8.22	5	0	27.08.2022	13.12.2022	Work not yet started, due to hindrance at site	0.021	00	0.021	1st installment Rs.82,22,390/- released to CPWD. During the virtual meeting held on 20.07.2022 CPWD has informed to complete the work by December 2022. CPWD informed that now temporary electric connection after much pursuance given by State

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											Department. The agency is going to start the work by 10.08.2022.
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After perusal of the status the committee asked CPWD to complete the buildings in a given time frame as few No. of places the work was rescinded due to which the work was delayed. The cost are being escalated in such aspects and more time is also being consumed for accomplishment of this work. IGNOU assured CPWD for timely release of funds. The issue of providing land to Bangalore Development Authority in relation to letter received from RD, Bangalore was discussed. It was decided to provide land for widening of road to BDA as per the procedures laid down by Bangalore Development Authority for obtaining necessary permission and approvals from them.

79.14: THE PRESENT STATUS OF ARBITRATION/COURT CASES.

The committee noted the status of arbitration cases.

TABLE ITEMS

TABLE ITEM NO.79.01 STATUS OF PURCHASE OF LAND AT RC NAGPUR FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING

The committee noted the status of the land at RC Nagpur and suggested to expedite the process.

TABLE ITEM NO.79.02 : Status of Audit paras issued by F&A Division (Audit) of the university.

Status of audit para noted and suggested to settle the long pending advances of the works executed about 20 years back like

Sl. No.	Name of work	Name of agency	Total advance released (Rs.)	Already expenditure booked	Advance to be adjusted
1.	Addl. Load of 1034.53kw (11kw) supply for EMPC bldg. Establishment of 66 KV grid S/stn. DVB for electrification of housing at MGRC.	DVB	7,52,08,245/-	6,75,11,307/-	76,96,939/-
2.	Security charges for additional load to				

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	academic complex	M/s	88,16,300/-	61,90,500/-	26,52,800/-
	Cost of laying HT cable and panel for the work of convention centre.	BSES Ltd.			
3.	Execution of MTNL cable work at IGNOU Campus.	MTNL	20,22,912/-	0	22,22,912/-
4.	Execution of various works at RC Kolkata	RC Kolkata	28,47,850/-	13,21,759/-	15,33,091/-

The issue of construction of masonry boundary wall at RC Jodhpur being raised time and again by CPWD officials of Jodhpur is discussed and DDG, CPWD is of the opinion that IGNOU can considered to construct boundary wall in brick work as per DPAR item which is cost effective. Accordingly, it is decided to construct boundary wall as per the DPAR item at RC Jodhpur.

It was decided to send draft minutes to the members of Works Committee for incorporation of comments if any, before approval of the final minutes by the Competent Authority.

The meeting ended with thanks to Chair.

To
All Members

Sudheer Reddy
21/9/22
(Sudheer Reddy)
Chief Project Officer
& Member Secretary

Sudheer
21/10/22

(56)

IGNOU
CMD

IG/CMD/Minutes-CPWD/2022-23/

MINUTES OF THE MEETING

With reference to meeting notice No.-IG/CMD/M.N./2022-23/221, meeting was held on dated 12.05.2022 at 03:00 PM in Conference Room, V.C. Office, IGNOU Campus, Maidan Garhi, New Delhi-110068, to "Analysis and weighing of the rationality of the proposed PE's submitted by the CPWD for the work of Replacement of electrical equipments including D.G. sets and allied items installed in ESS-3, 4, 5 & 10 in addition to PE's submitted by the CPWD for the replacement of existing AC plant equipments meant for Academic Blocks, Convention Centre & Block No.-15 as deposit work."

The following were attended the meeting:-

1. Er. P.K. Garg, ADG (Elect.) (Retd.), CPWD (Member Works Committee)
2. Er. Narendra Khoker, Executive Engineer (Elect.), CPWD
3. Er. B.K. Roy, Assistant Engineer (Elect.), CPWD
4. Er. R. Sudheer K. Reddy, CPO, CMD (IGNOU)
5. Er. Rajan Sharma, Asstt. Ex. Engineer (Elect.), CMD (IGNOU)
6. Er. Basant Kumar Padhi, Asstt. Ex. Engineer (Elect.), CMD (IGNOU)

Prof. Satyakam, Pro-Vice Chancellor, IGNOU could not attend the meeting due to busy schedule and Er. Joginder Prajapati, JE(E), CPWD also attended the meeting.

At the outset, CPO (CMD) welcomed all the officials and intimated that the proposals (PEs) for replacement of ESS equipments meant for ESS No.-3, 4, 5 & 10 submitted by CPWD were put-up in the 78th works committee vide item No.-78.07 & 78.08 amounting to Rs.4,12,14,235/- & Rs.4,02,53,150/- respectively. In the W.C. meeting, certain clarifications were sought from CPWD and suggested to place in the sub-committee for analysis & weighing of the rationality of the proposed PE's submitted by the CPWD and accordingly, the matter can be put-up in the next works committee

To this, the CPWD has attended and clarified the details as sought in the works committee meeting. In the process, CPWD has also submitted 02 No. proposals (PEs) for replacement of AC plant equipments meant for Academic Blocks & Convention Centre amounting to Rs.9,18,50,125/- and VRV AC system for Block No.-15 amounting to Rs.2,46,64,763/- respectively. The CPO (CMD) requested EE(E), CPWD to apprise location wise the requirements and necessity of the replacement proposed by the CPWD as the work of maintenance and operation of all ESSs (06 No.) and AC plants (05 No.) are looking after by CPWD since December-2020.

The EE(E), CPWD briefed location wise to Er. P.K. Garg (member W.C.) as detail below:-

A.) ESS-5 : The installation of equipments including D.G. sets are 30-31 years old. The switch gears, transformers & D.G. sets etc. are out aged as per CPWD norms and the spare items are not available in the market/manufacturer. In case of any faults, it may like shutdown and may badly effect to university services. It was also intimated that provision has been made for supply & laying power cables for newly constructed five blocks at temporary campus including for DEC, SRE, CMD office (opp. horticulture) as per requirement of IGNOU. The cost for replacement of ESSs equipments in ESS-5 including cabling work is Rs.4,02,53,150/-.

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B.) **ESS-4** : The installation of the equipments including DG sets are in the year 1993-94 and mainly feed electric supply to EMPC building where electric supply require 24x7 due to Audio & Video broadcasting/activities in the studios. The EMPC building was constructed by the Japanese and all the audio & video equipments are also provided by them. The sub-station has additional provision of Japanese make LT AVR's for regulated voltage supply to the equipments in EMPC building. The provision of replacement of sub-station equipments like transformers, DG sets, HT/LT panels with switch gears have been proposed in addition to 02 No. LT AVR's to fit the existing scheme of electric supply to EMPC building. The total PE cost of the proposed work is Rs.3,52,02,900/-.

C.) **ESS- 3 & 10** : The ESS-3 comprising presently 05 way 11 KV HT panel (01 incomer from BSES and 04 outgoing feeder feeding electric supply to ESS No.-2, 4, 5 & 10). The panel does not have spare feeder and also almost 20-21 years old. The switch gears provided are OCB type and out aged their useful lifespan. Keeping in view of upcoming Administrative Block Building, it is proposed 07 way 11 KV HT panel with 11 KV VCB switch gears (01 incomer & 06 outgoing) which can accommodate the feeder to Administrative Block also. In regard to ESS-10, one HT panel comprising one 11 KV incoming and outgoing with VCB switch gears has been proposed. The total PE cost proposed for ESS-3 & 10 is Rs.60,11,335/-.

Accordingly, the total PEs cost for ESS-4, 3 & 10 is Rs.4,12,14,235/-.

D.) **AC Plants** : The EE(E), CPWD informed that AC plants are also old and accordingly, they have submitted 02 No. PEs for replacement of AC plant equipments meant for Academic Blocks, Convention Centre and Block-15 amounting to Rs. 9,18,50,125/- and Rs.2,46,64,763/- respectively. During discussion, IGNOU engineers intimated that the AC plant with packaged type water cooled units of different capacities totaling 319 TR installed in EMPC building are old & in very bad condition and almost utilized more than double of the useful lifespan which require more attention for its replacement keeping in view of AC requirement to the audio/video studio infrastructure & equipments.

E.) **Lifts for Academic Blocks** : It was intimated by IGNOU that 05 No. KONE make lifts (08 passengers) are installed in Academic Blocks & about 18 years old. The maintaining agency M/s KONE (OEM) has also intimated about the obsolescence of the lift equipments and suggested for upgradation/replacement as the spares of existing are not manufacturing due to continuous R&D. Moreover, the lifespan of these lifts as per CPWD specifications is almost over. It was also brought to the notice that due to malfunctioning in lifts, few passengers were trapped in recent past time which is very serious and threat to human life.

After detail discussion, the member works committee suggested and recommended the followings:-

- (i) The replacement of ESS equipments and DG sets as proposed (PEs) by the CPWD for ESS-5, 4, 3 & 10 are in order and may be considered. Further, suggested to EE(E), CPWD that while preparing detailed estimates for the sub-station works, existing equipments if any, does not outlived useful life shall not be considered for replacement for which necessary feedback can be obtained from IGNOU engineers. Also, the electric network scheme for ESS-4 shall be prepared & executed in line to existing network feeding electric supply to EMPC building.

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(ii) For air-conditioning system, the PEs may be revised and proposed (as the work of operation and AMC is presently with CPWD for period of two years) according to requirements in phased manner with bifurcating high side & low side equipments without disturbing existing air-flow ducts and the CPWD may take-up for replacement of AC system in EMPC on priority.

(iii) As malfunctioning of lift(s) can put threat to human life and to avoid any mishap, the existing 05 No. lifts installed in Academic Blocks of KONE make either upgraded with existing manufacture if feasible or replaced with new through CPWD including its further AMC as deposit work.

The meeting ended with vote of thanks to chair.



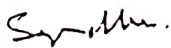
(P.K. Garg)



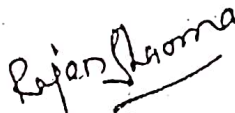
(Narendra Khoker)



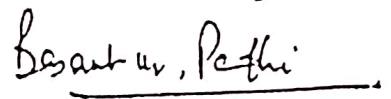
(B.K. Padhi)



(R. Sudheer K. Reddy)

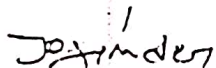


(Rajan Sharma)



(Basant Kumar Padhi)

इ. टी. के. पाटी / Er B.K. Padhi
भारत, अध्यापक, अभियंता (इ. टी.) / Asst. Executive Engineer (E.T.)
भारत, एन. टी. एन. टी. / ENO. IONCU



(Joginder Prajapati)

CONFIDENTIAL

A meeting was held at conference hall, V.C office on 26.07.2022 at 03:30 PM regarding review of Construction & renovation activities at MGRC IGNOU Campus and AGVC by CPWD. The meeting is chaired by Prof. Satyakam, Pro-Vice-Chancellor.

The following were attended:

IGNOU

1. Er. Y. Nooruddin
2. Er. Rattan Singh
3. Er. Sanjay Bansal
4. Er. R.P. Meena
5. Er. Rajan Sharma
6. Er. Sukhvinder Singh
7. Er. Suresh Chander

CPWD

1. Er. Ravinder Yadav, SE/DC-6
2. Sh. Ajay Keshav, Sr. Architect
3. Sh. Naveen Bhatnagar, Architect
4. Er. Vijendra Kr. Meena, EE, Civil
5. Er. N.K. Khokar, EE (Eletc.)
6. Er. B.K. Roy, AE(E)
7. Er. Vijay Bahadur AE(C)
8. Er. Sanjay Kr. Rao, AE(C)
9. Er. Bhatiya, AE(E)
10. Er. Aashish Chaudhary, JE(C)

The Chairperson welcomed the members and asked for reviewing the progress of various works being carried out by CPWD. The works carried out by CPWD are reviewed as below:-

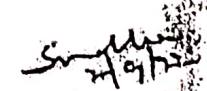
1. It is informed that the flat No.184, 195, 196 & 827 at AGVC are not yet handed over by CPWD after renovation. The allottees of these flat are pressing hard to take possession. CPWD officials informed the status which is as under:-
 - a. For addressing the issue of water supply connection through shaft for flat No.184 the work has been awarded to the agency and all the necessary work will be completed within a month's time.
 - b. The pending works in flat No.195, 196 & 827 will be completed within 15 days time.
 - c. The other pending defect/deficiencies pointed out earlier in all other flats renovated by CPWD will be attended in a month's time.
2. It is informed that the leakage in cupboard and other pending defects pointed out by the allottee of flat No. 395 are not yet attended by CPWD. In this regard, it is informed that the flat will be visited by CPWD officials on 27.07.2022 and the required repairs will be done in a time bound manner. Sh. Sanjay Bansal and Sh. Suresh Chander from IGNOU will also accompany the CPWD officials.
3. The issue of recovery of water charges against the DJB bill during the renovation period of flats is yet to be addressed by CPWD. In this regard, CPWD officials asked to provide the amounts due against the DJB bills of these flats so that same amounts will be transferred to University.
4. The estimate provided by CPWD for renovation of 10 Nos. of flats (05 No. type-IV Spl. & 05 No. Type-V Spl. Civil and Electrical work include) is discussed as the estimated cost appears to be on higher side. It is decided that IGNOU can review the estimate at their level and revised estimate can be processed for consideration and approval of IGNOU Authorities.

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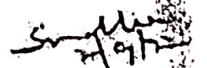
5. Regarding renovation of MGRC flats, it is observed that the progress of work is very slow and it requires improvement as the allottees are facing hardship due to prolonged work. CPWD officials informed that they have completed renovation works in 49 flats out of 102 considered for renovation work and work is in progress at another 10 Nos. of flats. It is assured that remaining flats also will be completed with a month's time period.
6. It is noted that the renovation work in occupied flats need to be planned properly to get it executed and completed at the earliest. It is also observed that the progress in common areas like guniting/modified plaster work, tank platform work, providing fly proof wire mesh work, PoP work etc. are very slow and needs special attention from CPWD end.
7. It is informed that the MGRC flats are getting leakage from roof and to address the issue the provision of Mangalore tile roof repair work was considered in the present ongoing work by CPWD. But till date the agency has not started the work at site. The residents of flats are suffering due to non-execution of the work. CPWD officials assured that the work will be taken-up immediately.
8. CPWD is asked to complete the work in time bound manner by ensuring services like water supply, electricity etc. to the allottees during execution of the work.
9. SE, CPWD informed that the work of construction of STP's at residential area is awarded and the agency has mobilized the material, but due to non availability of electrical connection the work could not started. In this regard, it is informed that CPWD has requested for providing 20KW power connection for the work and the sanction load for STP is only 12KW. Accordingly, it was requested to approach BSES to get the required electrical connection by CPWD. During the meeting it was informed that the electrical connection is required for only execution of minor works like welding, cutting etc. and around 3KW power connection is sufficient. Accordingly, it is decided that the electrical connection can be given to CPWD with due approval of competent authority for execution of STP work and CPWD will deduct point 0.25% of the gross bill amount towards electrical charges from the agency and will be credited to work.
10. Earlier CPWD has provided drawings for construction of administrative block as G+5 structure building and same have been processed for getting statutory approval from DUAC. After examination of the proposal DUAC directed that the parking provision made in open area is not acceptable and directed to have parking at basements. Accordingly, CPWD has revised the drawings as basement+ ground+ 5 floor structure building. The revised drawings provided by Sr. Architect, CPWD are discussed in detail. It is observed that 53 Nos. of trees are coming in the proposed building area. To review the issue it is decided to visit the site to arrive at a feasible solution. During the site inspection it is observed that the location of trees are more in some pockets and to avoid cutting of trees it is decided to redesign the building. In the areas where there is very less density of trees. Accordingly, Senior Architect, CPWD was requested to redesign the building as per local body norms at the pockets where there is minimum interference of trees and to keep the cost of the building within the earlier approved cost of Rs.50.00 Crores.

The meeting ended with thanks to Chair.


(R. Sudheer Reddy)
Chief Project Officer

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The meeting ended with thanks to Chair.


(R. Sudheer Reddy)
Chief Project Officer