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9th February 2023

इन्दिरा गांधी राष्ट्रीय मुक्त विश्वविद्यालय
Indira Gandhi National Open University
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MINUTES OF 80TH WORKS COMMITTEE MEETING HELD ON 23.01.2023 AT 03.30PM 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. Satyakam, Pro-Vice-Chancellor	Member
3) Dr. Srikant Mohapatra, Pro-Vice-Chancellor	Spl. Invitee
4) Prof. Shachi Shah, Director. SOITS (BOM	Member
5) Er. P.K. Garg, ADG (Elect.)(Retd.), CPWD	Member
6) Er. Kamlesh Kumar, Former Addl. Director General (C)CPWD	Member
7) Sh. R.K. Kakar, Member Advisory Council, DDA	Member
8) Dr. Alok Chaube, Registrar (Admn.)	Member
9) Dr. J.D. Gangwal, F.O., IGNOU	Member
10) Director, RSD	Spl. Invitee
11) Er. Ravinder Yadav, SE, CPWD	Spl. Invitee
12) Er. Vijendra Kr. Meena, EE (C), CPWD	Spl. Invitee
13) Er. Narender Khokar, EE (E), CPWD	Spl. Invitee
14) Er. R. Sudheer Reddy, CPO	Member Secretary

Er. N.L. Singh, ASDG (c), Retd. CPWD and Dr. M. Shanmugam, Sr. Regional Director, Madurai joined the meeting through virtual mode. Er. Basant Kr. Padhi, Er. Rajan Sharma and Er. A.K. Roy, CPWD have also attended the meeting to assist the committee.

At the outset, Chairperson welcomed the members and introduced new members from IGNOU i.e. Prof. Shachi Shah, Director, SOITS and Dr. M. Shanmugam as Board members of the Committee. The new technical members of Works Committee Er. Kamlesh Kumar Former Addl. Director General (C), CPWD and Sh. R.K. Kakar, Advisory Council, DDA have also been introduced to the Committee. The Special Invitees from CPWD Er. Ravinder Yadav, SE, Er. Vijendra Kr. Meena, EE (C), and Er. Narender Khokar, EE (E) have also been invited to the Committee. The Chairperson expressed satisfaction over attending the meeting by all the new members through physical mode and virtual mode. For clarification to the new members it was appraised by Member Secretary that Works Committee is empowered to approve the works amounting Rs.05.00 crores. Above 05.00 crores after obtaining approval from Works Committee, the matter will be placed in BOM for its consideration and approval.

The Chairperson asked the Member Secretary to take the agenda items.

79.01: CONFIRMATION OF THE MINUTES OF 79TH WORKS COMMITTEE HELD ON 16.08.2022 AND ACTION TAKEN REPORT THERE UPON

Confirmation of the 79th Works Committee meeting held on 16th August 2022 and Action Taken Reports there upon are reviewed as under:

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.

It was appraised to the Committee that the initial deposits of 10% A/A & E/S has been released to CPWD and they have already tendered the work for construction of boundary wall.

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.

Releasing of initial deposits of 10% of A/A & E/S was already in process and some delay is taking place due to change over of the system from ODL to Samarth Portal.

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.

A/A & E/S was issued to CPWD vide letter dated 16.11.2022 and initial deposits of 10% of A/A & E/S amount is being release to CPWD.

79.06: 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.

79.07: 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.

SE, CPWD informed to the Committee that they have clubbed the proposals and are in tendering stage. The work will be taken up their upon. They have requested IGNOU to release the payments at the earliest.

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.

S. Kumar
25/1/22

CPWD have requested to release the payments at the earliest to accomplish the building in 6 to 8 months time.

With the above observations and as no other comments have been received from the members of the Works Committee. The 79 minutes of the Works Committee held on 16.8.2022 have been confirmed.

AGENDA ITEMS

80.2 TO CONSIDER AND RATIFY THE ACTION TAKEN BY COMPETENT AUTHORITY FOR APPROVAL OF REVISED DRAWINGS AND APPROVAL OF ESTIMATE AMOUNTING TO RS.67,62,00,300/- FOR CONSTRUCTION OF ONE NO. OF ADMINISTRATIVE BUILDING BLOCK AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI.

The agenda item was appraised to the Committee that the work pertains to construction of administrative building at IGNOU campus, Maidan Garhi, New Delhi. The cost projected by CPWD was for Rs.1,03,43,71,000/- for construction of two no administrative blocks. The 141st meeting of Board of Management held on 24.3.2021 considered the recommendations of 100th Finance Committee and approved the minutes of the proposal. The MOE vide letter dated 24.3.2021 have expressed its concern of huge expenditure involved. Subsequently, the University decided to execute the project in two phases ie. Construction of one block administrative building with a tentative cost Rs.50.00 crores in first phase and second block with tentative cost of Rs.53.44 crores in second phase. Accordingly, it was appraised to the 142nd Board meeting held on 31.5.2021. The MOE vide its letter dated 6.12.2021 have approved the cost of Rs.50.00 crores for construction of one no. of blocks. A/A & E/S to this effect was issued to CPWD vide letter dated 28.12.2021.

The CPWD has started the process for seeking local body approvals and they have obtained clearance from DUAC after fulfilling the observations made by them for having parking provisions in the basement. The CPWD have also obtained clearance from Airport Authority and they have submitted the proposal to Fire Fighting department for approval. The drawings have been revised by CPWD in locating the administrative block at site where less no. cutting of trees exist at site. They are in process for applying to Forest Department for cutting 32 no. of trees. Meanwhile, the University has approached MOE for providing HEFA loan for construction of administrative building and ICT related activities.

The Ministry of Education vide their letter dated 30.12.2022 have sanctioned the loan of Rs.71.00 crores for construction of one no. administration building of Rs.50.00 crores and ICT infrastructure Rs.21.00 crores. MOE have suggested that before approaching HEFA the University may get approval of Competent Authority of the University subject to various conditions. The MOE letter dated 30.12.2022 will form part of the minutes of the Works Committee. On the basis of observations made by DUAC, CPWD have submitted the revised estimate which is for a cost of Rs.67,62,00,300/- vide their letter dated 5.1.2022. The increasing in cost is due to cost index, additional cost burden of GST, additional basement area increase in

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sub-station area from 162 sqm. to 379.80 sqm. including 4.25% for ESI and EPF on 25% of estimated cost with 3% contingencies.

It was appraised to the Committee that for seeking HEFA loan and to meet the requirements of HEFA, CPWD have provided the DPR which was also made available to HEFA authorities. The proposal was also placed in its 153rd emergent BOM held on 9.1.2023. The minutes of the meeting of BOM placed along with the agenda item will form part of this minutes.

The Committee after deliberating the details and aspects for cost index and GST factor etc. have considered and approved and DPR provided by CPWD and the cost of the proposal of CPWD for construction of one no. administrative block @Rs.67,62,00,300/- will be executed by them as deposit work. In which Rs.50.00 crores will be met as borrowing from HEFA loan and additional cost of Rs.17.62 crores will be born by IGNOU from IRG (Internal Resource Generation).

80.3 TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.63,70,000/- FOR PROVIDING AND FIXING OF PROFILE SHEET AND POLYCARBONATE SHEET OVER ENTRANCE AREA OF CONVENTION CENTRE AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI.

The agenda item was for approval of the Committee that the work pertains to replacement of Polycarbonate sheet roofing with pre-coated galvanized profile sheet. As the sheet provided is more than 15 years old and damaged and leaking at various places. The Carbonate sheeting provided at VC's office is also to be replaced as it is damaged and leaking. The CPWD has provided the estimate amounting to Rs.63,70,000/- based on DSR 2022 and market rates including 7% cost index over DSR items, GST provision, 4.25% for ESI and EPF on 25% of estimated cost and 5% contingencies. The design and scope of work considered by CPWD in the estimate is as under:

1. Steel work in built up tubular (round, square or rectangular hollow tubes etc.)
2. Providing and fixing percolated galvanized iron profile sheets (size, shape and pitch of corrugation as approved by Engineer-in-charge) 0.50 mm (+0.05)%
3. Finishing walls with Acrylic Smooth exterior pain of required shape.
4. Providing and fixing double scaffolding system (cup lock type) on the exterior side.
5. Providing, mixing and applying SBR polymer (of approved make).
6. Providing, mixing and applying bonding coat of approved adhesive on shipped portion of RCC.
7. Providing and fixing multiwall, 10mm thick, colored (blue, bronze or green) poly carbonate sheet roofing.

After detailed deliberations the Committee agreed and approved the estimate amounting to Rs.63,70,000/- for providing and fixing profile sheet and Polycarbonate sheet over entrance area of Convention Centre and VC office at IGNOU campus, Maidan Garhi, New Delhi.

Sr. M. V.
22/1/23

80.4 TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.89,48,400/- FOR CONSTRUCTION OF BOUNDARY WALL FOR REGIONAL CENTRE BUILDING AT JODHPUR

The agenda item was appraised to the Committee as the work is for construction of boundary wall at Regional Centre building at Jodhpur. CPWD has submitted the estimate for having the boundary wall with scope as:

A. Civil Provision:

1. Boundary wall with 1500 mm high wall and 600 mm high MS Grill including 2100 mm high steel gates at every 100 metres with brick work structure and RCC band at ground level and coping and Total length of boundary wall 738 metre.

B. Electrical provisions:

1. Provision for wiring point, computer point and telephone point.
2. Provision for MCB's DB, Power plugs etc.
3. Provision for LED fittings and wall fan, ceiling fan (BLDC) etc.

with a provision for cost index, contingencies, EPF and ESI charges. The estimate is based on DPAR item which is cost effective. Further, it is informed to Works Committee that the construction of building being done by CPWD which is in advance stage and is likely to be completed by February 2023.

After detailed deliberation the Committee considered and approved the estimate amounting to Rs.80,48,400/- for construction of boundary wall and with a small security cabin with toilet provision etc. for execution of work by CPWD as deposit work.

80.5 TO CONSIDER AND APPROVE TO RELEASE ADDITIONAL FUND OF RS.95.00 LAKHS ABOVE A/A & E/S AMOUNT FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT RC, AIZWAL

The item was appraised to the Committee that for construction of Regional Centre building at Aizwal A/A & E/S for amounting to Rs.9,68,41,200/- was issued to CPWD vide letter dated 5.11.2020. Till date IGNOU has already released an amount of Rs.9,68,41,200/-. Further, CPWD has asked to release Rs.1.25 crores vide their letter dated 16.12.2022 which includes additional requirement of fund amounting to Rs.75.00 lakhs, GST adjustments amounting to Rs.20.00 lakhs and balance fund of A/A&E/S amount i.e. Rs.29,64,900/-. It is also stated that due to non-availability of funds the road work, storm water drain, security guard room, main gate and other miscellaneous works can't be completed. The reasoning for demand for additional fund are provided as under:

1. Extra payment was done to Power & Electric Department, Govt. of Mizoram amounting to Rs.20,40,014/- (copy of letter enclosed) vide your office letter no.IG/RC-19/Construction-Report/2021-2022/57 dated 05.09.2022 & AE (Elect.), CPWD vide letter no.25(4)/MCESD/CPWD/2022-23/53 dated 03.12.2022.

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2. Extra payment is to be done to PHED Govt. of Mizoram, for water connection, approximate amount Rs.2,00,000/-.
3. Due to the increase in GST from 12% to 18% w.e.f. 17.07.2022 by the Govt. of India, there is an additional requirement of fund of Rs.20,31,376.00 (copy of letter enclosed) vide letter no. DG/CPWD158/SE/(TAS)/GST/2022/409(H) dated 30.09.2022.
4. During the time interval of construction of the building the cost escalation due to the increase in price indices of labours and materials is approximately 30.00 lakhs which was not included in the original estimate.
5. As the building is located on the steep hilly terrain, so during the time of construction huge volume of the earth work encountered and also there is no place to dump the excavated earth inside the campus and the same have to be disposed at a dumping site approved by the local body council which is at a distance of 8 km from the construction site with many restrictions on the type of truck and timing of the movement. The same have already been intimated to the RD, IGNOU, Aizwal vide letter no.54(73)/ACD/2020-21/792 dated 2.3.2021. As site is prone to land slide even after cutting proper steps and maintaining the slope there is massive landslide which deviated the quantity rock present at site which have no provision in the original agreement which involves extra work for excavation of ordinary rock and its disposal. The length & height of the RCC retaining wall was also increased for the portion at back side of the building & also along the roads, so as to prevent settlement and further landslide of the soil.
6. Also in the month of the June a gigantic landslide hit the RCC retaining wall on the back side of the ongoing building, and spoiled the step cutting of earthwork behind the retaining wall & due to heavy landslide a huge heap of soil along with the rock accumulated behind the incomplete retaining wall & taking support of reinforcement bars of retaining wall by overtopping the reinforcement of the ongoing RCC retaining wall. Hence for the completion of the retaining wall & also considering the safety reasons all the soil needs to be dispose off which caused extra expenditure which was not included in the original estimate. It is also to mentioned here that if the fund was received from the IGNOU official on time then retaining wall work shall be completed before rainy season and such extra expenditure shall be avoided.
7. It is also mentioned here that mandatory statutory payment like material testing charges & other additional/alteration at site was not included in the original P.E.

It was appraised to the Committee that the building is in completion stage and likely to be completed by 31st January 2023 and the development work retaining wall road work is to be taken up for completion of the building.

After detailed deliberations the Committee considered and approved for release of additional fund of Rs.95.00 lakhs above A/A & E/S amount as it is within the 10% of A/A & E/S cost for construction of Regional Centre building at Aizwal and it is as per the provisions of CPWD's agreement.

80.06 TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.8,42,71,000/- FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING FOR RC VIJAYAWADA NEAR RAIPUDI VILLAGE, AMARAVATI

S. Srinivas
25/11/22

The agenda item was appraised to the Committee that the proposal is for construction of Regional Centre building at Vijayawada near Raipudi Village, Amaravati on the leased land which was obtained from Andhra Pradesh Capital region Development Authority (APCRDA). The proposed building will have ground + first floor with RCC structure with a total plinth area of 1257 sqm. The CPWD has submitted the estimate for the following provisions:

1. Ground floor – entrance hall, lecture hall, pantries, computer room, record room, library, study material store, student information desk and toilets for Gents and Ladies and physically challenged persons.
2. First floor – Conference hall, section officer along with staff, record room, RD's room, PA's room, waiting room, ARD cabins, pantry, AR room, Conference room and toilets for Gents and Ladies and physically challenged persons.
3. Development works (i) Civil – civil leveling of site, CC roads, storm water drains, external sewage, horticulture works, external service connection for water supply and drainage, 30000 litre capacity underground sump and 15000 litre capacity overhead tank.

Electrical Part:

- Internal Electrification and external power connections from nearest internal source with underground power cables etc.
- Power plugs, computer power wiring and networking (LAN) conduits and cabling in the office building.
- LED lighting and BLDC fans
- Manual fire alarm system and fire fighting with down comer system for office building.
- 1 No. 8 passenger lift has been considered.
- SITC 50KVA capacity DG set for power backup.
- SITC UPS system with 30 minutes backup 10 KVA.
- SITC of 16 no's 2TR split AC units for Library Computer Room Regional Director Room, Conference Hall, ARD, AR Room and Lecture Hall.
- SITC LAN network system SITC of EPABX system.
- SITC Audio Visual system in conference room
- SITC of 25 KWp roof top solar power generation system.
- SITC of 2 no's 60/80 LPH capacity water cooler with inbuilt arrangement of Aqua guard RO purification with 7 stages of filtration and fully automatic etc.
- SITC STP of 4 KLD.

The estimate submitted is based on DPAR 21 including contingencies, ESI and EPF charges.

After deliberations, the Committee considered and approved for construction of Regional Centre building at Vijayawada near Raipudi Village, Amaravati at a cost of Rs.8,42,71,000/- to be executed by CPWD as deposit work and it will be placed in BOM for its approval.

80.07 TO CONSIDER AND APPROVE THE ESTIMATE OF RENOVATION TOILET, BATH AND KITCHEN OF TYPE I TO TYPE IV QUARTERS OF MGRC FLATS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI

S. Kumar
25/1/22

**(SH: CIVIL AND ELECTRICAL WORKS) AMOUNTING TO RS.4,84,31,000/- -
AS DEPOSIT WORK TO CPWD**

The agenda item was appraised to the Committee that the proposal is for renovation of toilets, bathrooms and kitchen to be carried out at IGNOU campus Maidan Garhi for type I to type IV quarters. (type I = 04 nos., type II = 30 no., type III = 36 nos., type IV 04 nos. total 74).

Earlier CPWD has already executed the work in about 100 no. of flats at IGNOU campus, Maidan Garhi, New Delhi which is at completion stage. This is the second proposal to be executed by CPWD on deposit work basis. The detailed of item considered in the estimate

Civil works:

1. Providing and laying in position cement concrete of specified grade excluding the cost of centering.
2. Half brick masonry with common burnt clay FPS (non modular) bricks of class designation.
3. Providing and fixing 1" quality ceramic glazed wall tiles conforming to IS: 15622.
4. Providing and fixing ISI marked flush door shutters.
5. Providing and fixing stainless steel soft closing spring hinges at 0 degree hinges.
6. Distemping with 1" quality acrylic distemper.
7. Providing and applying white cement based putty of average.
8. Providing and fixing soil, waster and vent pipes,
9. Providing and fixing GI pipes complete with GI fittings and clamps.
10. Providing and fixing angle iron frames for doors, windows and ventilators of mild steel angle.
11. Providing and fixing CP angle cock with wall flange of Jauar.
12. Rubbing and Cleaning of Mosaic flooring with machines etc. where ever required to give high gloss finish.

Electrical works:

1. Provision has been made for Wiring/Rewiring for light points and power points in FRLs copper conductor wiring in steel conduit with modular type switch – sockets.
2. Provision for light/power points.
3. Provision has been made for energy efficient LED light fitting & fixtures etc.
4. Provision has been made for fresh air fan and Exhaust Fan etc.
6. Gyser for type III & IV quarters has been taken.

After detailed deliberation of the proposal submitted by CPWD, the Committee has considered and approved for renovation of toilets, bathrooms and kitchen of type I to type IV quarters (type I = 04 nos., type II = 30 no., type III = 36 nos., type IV 04 nos. total 74) same as of MGRC flats at IGNOU campus, Maidan Garhi, New Delhi at a cost of Rs.4,84,31,000/- which as a provision for ESI, EPF cost index, GST component and contingencies including electrical components to be executed by CPWD as deposit work.

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80.8 TO CONSIDER AND APPROVE FOR ASSIGNING THE WORK OF "REPLACEMENT OF AC PLANTS IN A PHASE MANNER AND TO TAKE-UP THE WORK IN FIRST PHASE I.E. FY-2022-23 FOR EMPC BLDG. AT A TOTAL PE COST RS.2,91,27,691/-, IN SECOND PHASE I.E. FY-2023-24, FOR ACADEMIC BLOCKS & CONVENTION CENTRE AT A TOTAL PE COST RS.9,18,50,125/- AND IN THIRD PHASE I.E. FY-2024-25, FOR BLOCK NO.-15 AT A TOTAL PE COST RS.2,91,27,691/- TO BE EXECUTED BY CPWD AS DEPOSIT WORK"

It was appraised to the members of the Committee that in 79th Works Committee held on 16.08.2022, the committee vide item No.-79.8 in principle considered & approved the preliminary estimates (PEs) submitted by the CPWD for replacement of AC plants as recommended by the expert committee for Academic Blocks & Convention Centre amounting to Rs. 9,18,50,125/- and for Block No.-15 Rs.2,46,64,763/- and also suggested that to decide the priority of work to be taken-up after submission of estimate by the CPWD for replacement of AC plant in EMPC. The CPWD submitted PE for replacement of AC plant in EMPC building of amounting to Rs.2,91,27,691/- by using VRV AC System with AHU of capacity 560 HP.

After detailed discussion and deliberation, the committee considered & recommended that the replacement of AC plant works may be taken-up by CPWD in a phased manner. The committee suggested to CPWD that as the scope of replacement of AC ducts are not covered in the PEs, hence, the CPWD shall take appropriate necessary action to ensure that the existing ducts can withstand the static pressures of AHUs before linking with the system. The phase wise replacement proposed is as under:-

- (i) In first phase, replacement of EMPC AC plant at a PE cost Rs.2,91,27,691/. (As the existing AC system is almost 27 years old & utilized more than double of the life span)
- (ii) In second phase, replacement of AC plants for Academic Blocks & Conventions Centre at a PE cost of Rs.9,18,50,125/-. (As the existing AC system is almost 18 years old)
- (iii) In third phase, replacement of AC plant for Block No.-15 at a PE cost of Rs.2,46,64,763/-. (As the existing VRV system is about 10 years old)

80.9 TO CONSIDER AND APPROVE FOR RELEASING OF FUND AMOUNTING TO RS.31,39,977/- TO CPWD FOR THE EXTENDED PERIOD TOWARDS THE WORK OF "ANNUAL ROUTINE MAINTENANCE AND OPERATION OF SUB-STATIONS, D.G. SETS & 01 to 11 AC PLANTS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068" EXECUTED BY CPWD AT DEPOSIT WORK

It was brought to notice of the committee that the CPWD has requested to release the balance fund of Rs.31,39,977/- for final settlement for the work of operation & maintenance of the AC Plants & electric sub-stations at IGNOU Campus for one year & extended period of four months & one day i.e. w.e.f. 21.12.2020 to 22.04.2022. The F&AD has already concurred the same.

S. V. Kumar
22/12/22

After detailed discussion and deliberation, the committee considered & approved amounting to Rs.31,39,977/- to release CPWD for final settlement (under Sanction-1) towards the extended period for the work of operation & maintenance of the AC Plants & electric sub-stations at IGNOU Campus for a period of one year, four months & one day up-to 22.04.2022.

80.10 TO CONSIDER AND APPROVE "REPLACEMENT OF EXISTING BALLAST BASED LIGHT FIXTURES WITH ENERGY EFFICIENT LED BASED LIGHT FIXTURES IN DIFFERENT OFFICE BUILDINGS INCLUDING REPLACEMENT OF BALLAST BASED POST DOME FIXTURES SUPPORTED WITH POLES BY LED POST DOME AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068" THROUGH CPWD AS DEPOSIT WORK

It was brought to notice of the Committee that as per Govt. of India initiatives LED based lighting & energy efficient equipments in Govt. Buildings will lead to economy in expenditure and savings in the long run through reduction in energy consumption. After detailed discussion, the committee suggested that the CPWD shall submit PE to IGNOU towards the replacement under buy-back of old fittings & fixtures.

After deliberation, the committee considered and approved replacement of luminary fittings with LED luminaries fittings in all office buildings including replacement of LED post dome fixtures supported with poles at IGNOU Campus, Maidan Garhi, New Delhi through CPWD as deposit work.

80.11: TO CONSIDER AND APPROVE THE ESTIMATE FOR RENOVATION AND FINISHING WORK OF TEMPORARY CAMPUS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI (SH: CIVIL AND ELECTRICAL WORKS AMOUNTING TO RS.1,48,94,850/-) TO BE EXECUTED BY CPWD AS DEPOSIT WORK

The agenda item was appraised to the Committee that the proposal estimate is for renovation and finishing work of temporary campus including electrical fittings at toilets which is to be renovated by them. These aspects are required to be attended in view of the Convocation to be taken place on 3.4.2023. The related items like whitewashing, road painting, tent arrangements, dry cleaning etc. CPWD will also be asked to take up these works.

Civil work:

1. Providing and applying plaster of Paris putty of 2 mm thickness over plastered surface wherever required.
2. Distemping with 1" quality acrylic distemper (ready mixed) of approved manufacturer old and new work as per site requirements.
3. Finishing walls with Acrylic Smooth exterior paint of required shade: old and new works as per site requirements.
4. Wall painting with acrylic emulsion paint of approved brand and manufacture to give an even shade old and new works as per site requirements.

Sumit
22/1/22

5. Providing and applying white cement based putty and average thickness 1mm, wherever required for smooth finish.
6. Renovation of toilets including the dismantling of tiles, doors, all fittings by providing new wall and floor tiles including replacing of GI, CI pipes and all the Fittings of toilets such as angle valve, bib cock, wash basin, WC seat, health faucet, urinal etc.

Electrical work:

1. Provision has been made for wiring for light & Exhaust Fan points in FRLS copper conductor wiring with modular type switch-sockets has been taken.
2. Provision has been made for Energy Efficient LED light fixture.
3. Provision Power Points has been taken.
4. Provision for Exhaust fan has been taken.

After detailed deliberation the Committee considered and approved the estimate to have the renovation works in a time bound manner and for its up keep till the new administrative buildings are in place. Further, CPWD will be requested to attend road painting, Convocation related activities and providing replacement of RO system for aqua guard of University to meet the drinking water requirements. The work will be executed by CPWD on deposit basis at a cost of Rs.1,48,94,850/-.

80.12: TO CONSIDER AND APPROVE THE ESTIMATE FOR RENOVATION AND FINISHING WORKS OF ACADEMIC BLOCKS AT IGNOU CAMPUS MAIDAN GARHI, NEW DELHI (SH: CIVIL AND ELECTRICAL WORKS AMOUNTING TO RS.4,95,34,550/-) TO BE EXECUTED BY CPWD AS DEPOSIT WORK

The agenda item was appraised to the committee that it is for whitewashing and renovation of toilets including electrical components at Academic Blocks of IGNOU campus. The work is required to be attended for rectifying seepages and renovation of toilets along with whitewashing of entire Academic blocks. CPWD submitted the estimate considering the following aspects:

Civil work:

1. Providing and applying plaster of paris putty of 2 mm thickness over plastered surface wherever required.
2. Distempering with 1" quality acrylic distemper (ready mixed) of approved manufacturer old and new work as per site requirements.
3. Finishing walls with Acrylic Smooth exterior paint of required shade : old and new works as per site requirements.
4. Wall painting with acrylic emulsion paint of approved brand and manufacture to give an even shade old and new works as per site requirements.
5. Providing and applying white cement based putty of average thickness 1 mm, wherever required for smooth finish.
6. Renovation of toilets including the dismantling of tiles, doors, we all fitting by providing new wall and floor tiles including replacing of GI, CI pipes and all the fittings of toilets such as angle valve, bib cock, wash basin, we seat, health faucet, urinal etc.
7. Water proofing of terrace with APP sheet and providing crazy tile over it in 2 blocks only.

Signature
25/1/22

8. Rearrangement of the water supply in all blocks by providing the PVC tanks and Discarding the damaged RCC tanks.
9. Repairs of Mangalore tiles.

Electrical work:

1. Provision has been made for wiring for light & Exhaust Fan points in FRLS copper conductor wiring with modular type switch-sockets has been taken.
2. Provision has been made for Energy Efficient LED light fixture.
3. Provision Power Points has been taken.
4. Provision for Exhaust and fresh air fans has been taken.
5. Provision for Instant type geysers and Hand dryers has been taken.

The time for its completion is 12 months after award of work.

After deliberation, the Committee considered and approved the estimate amounting to Rs.4,95,34,550/- for renovation of toilets, whitewashing and replacement of electrical components in toilets etc for its proper up keep. The work will be executed by CPWD on deposit basis.

80.13: TO CONSIDER AND APPROVE "REPLACEMENT OF 01 NO. LIFT IN FIRST PHASE INCLUDING AMC FOR 05 YEARS FOR ACADEMIC 'D'-BLOCK AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068" AT A TOTAL PE COST RS.24,34,661/-THROUGH CPWD AS DEPOSIT WORK

It was brought to the notice of the Works Committee that as per decision of the 79th works committee vide item No.-79.9, the CPWD has submitted the PE amounting to Rs.24,34,661/- for replacement of one lift in first phase of Academic 'D' Block of capacity 08 passengers, central opening doors with 01mps speed covering G+1. The PE also covers the five years AMC after over of defect liability period.

After detail discussion and deliberation, the committee considered and approved replacement of one lift in first phase including further five year AMC for Academic 'D'-Block at a total PE cost of Rs.24,34,661/- to be executed by CPWD as deposit work.

TABLE ITEMS

80.01 PROPOSAL FOR ESTABLISHMENT OF BHARAT RATNA DR. B.R. AMBEDKAR'S STATUE AT THE PREMISES OF BABASAHEB AMBEDKAR, CONVENTION CENTRE, IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI – REG.

The proposal was appraised to the Committee regarding establishment of Dr. B.R. Ambedkar's statue/bust at IGNOU premises.

- * As a tribute to the Vision and Mission of Bharat Ratna Dr. B.R. Ambedkar, the University fraternity including Indira Gandhi National Open University Teacher Association (both

Sundar
25/1/22

IGNOUTA and INOUTA-T), SC/ST Teacher's Association, SC/ST Employees Association met and expressed the desire to have a statue of Dr. Ambedkar in our University at the premises of Babasaheb Ambedkar Convention Centre. The copy of the request is placed herewith.

- * A formal proposal was submitted seeking permission for the establishment of a statue of Dr. Ambedkar in our University at the premises of Babasaheb Ambekar Convention Centre. Further they have collected the money to have the statue/bust and wanted that a platform be constructed by the University for placing the bust.

After few deliberations, the Committee ratified the action taken by the University for providing Dr. B.R. Ambedkar statue/bust at its campus. The Committee also noted the aspect that the officials have contributed for the cost of the bust and IGNOU is required to provide a platform for the same. CPWD will take up the construction of platform in any one of the ongoing work being executed by CPWD.

80.02 DETAILS OF REGIONAL CENTRES LAND AND BUILDING CONSTRUCTION STATUS ALL OVER THE COUNTRY

The Committee noted the status of Regional Centre land and building construction activities all over the country.

80.03 THE PRESENT STATUS OF WORKS ASSIGNED TO CPWD FOR RENOVATION OF IGNOU FLATS AT AGVC

The Committee have asked CPWD to handover two no. renovated flats which was long pending for handing over. The Committee asked CPWD that all the difficulties of the allottees be rectified timely for the satisfaction of the allottees. The Committee asked to CPWD that the costs benefits after tendering of the works if any be intimated to IGNOU for its records.

80.04 THE PRESENT STATUS OF ARBITRATION/COURT CASES

The Committee have suggested that respective details of the each cases be placed in constituted Committee for its possible closer of the cases in this aspects. The technical members help may be obtained dealing the cases of IGNOU and CPWD. The Committee have opined that their arbitrator awards may be honoured to avoid interest on the respective cases.

Point No.8: Operation of the 05 Nos. of electrical substation equipments installed in ESS-1, 2, 4, 5 & 10 at IGNOU Campus, Maidan Garhi, New Delhi. (Agency :- M/s AEE Engineers and Contractors)

It was informed to the Works Committee, the Committee was constituted in entering into dialogue with claimant so as to minimize the claimants of the agency. The same is under process and outcome of the result will be reported Works Committee for its implementation.

S. M. 25/1/23

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.

Sudheer
9/2/23
(Sudheer Reddy)
Chief Project Officer
& Member Secretary

To
All Members

(50)

...no. 2 as mentioned above. The University may approach HEA for sanctioning of the fund to the tune of Rs. 75,00,000 more for the above.

(Signature)
23/1/2023
(Partha Karabamiki)

Deputy Secretary to Government of India

To:

1. Vice-Chancellor, Indira Gandhi National Open University (IGNOU), Maidan Garhi, New Delhi - 110 068, with a request to take further necessary action to approach HEA.
2. Executive Vice-President, HEA, 6th Floor, Naveen Complex, No. 11, MG Road, Bangalore - 560 001.
3. Joint Secretary & Financial Advisor, Department of Higher Education, Ministry of Education, 102 - 'C' Wing, Shastri Bhawan, New Delhi - 110 001.

Copy To:

1. ✓ PSO to Secretary (HE), M/o Education, 127 - 'C' Wing, Shastri Bhawan, New Delhi - 110 001.
2. PS to EA (CU&A), M/o Education, 110 - 'C' Wing, Shastri Bhawan, New Delhi - 110 001.



EXTRACT OF THE MINUTES OF THE 153rd MEETING (EMERGENT) OF THE BOARD OF MANAGEMENT HELD ON JANUARY 09, 2023

ITEM NO. 1 TO CONSIDER AND APPROVE THE PROPOSAL FOR I) CONSTRUCTION OF ONE BLOCK OF ADMINISTRATIVE BUILDING; AND II) STRENGTHENING OF ICT INFRASTRUCTURE

BM 153.1.1 The Item was taken up for consideration. It was informed that the Ministry of Education, Govt. of India vide its letter No.F.No.5-13/2021-DL dated 30/12/2022 (**Appendix-1**) intimated that the Ministry has approved the following proposals of IGNOU for financing through HEFA Loan:

- (i) Construction of Administrative Block at a cost estimate of Rs. 50 crores; and
- (ii) Strengthening of ICT infrastructure at a cost estimate of Rs. 21 crores.

The Board noted the conditions suggested by the MoE in its letter 30.12.2022 for getting the approval of the Competent Authority of the University before approaching HEFA in this regard.

The Board further noted the following:

i) Construction of one Block of Administrative Building: The work of construction of administrative building was assigned to CPWD at rough estimated cost of Rs. 1,03,43,71,000/-. The Board of Management in its 141st meeting held on 24.3.2021 while considering the recommendations of the 100th Finance Committee meeting, approved the Minutes of the proposal. However, the MoE vide its letter dated 24.03.2021 showed its concern about the huge expenditure to be spent on construction of whole project. Subsequently, the University recommended to execute the project in two phases and in first phase construction of one block of Administrative Building with a tentative cost of Rs. 50 crores and construction of second block with a tentative cost of Rs. 53.44 crores was proposed. The proposal of construction in two phases has been informed to the Board in its 142nd meeting held on 31.05.2021

The proposal of construction of one block of administrative building was approved by MoE vide its letter dated 6.12.2021 with a tentative cost of Rs.50.00 crores. CPWD had earlier submitted estimated cost of Rs. 50 crores for phase-I on 17.12.2020. Subsequently, CPWD had submitted a revised estimate on 22.11.2022 amounting to Rs.67,62,00,300/- that includes 7% cost index, 4.25% for ESI and EPF on 25% of estimated cost and 3% contingencies.

The MoE vide its letter dated 30.12.2022 has also informed IGNOU to seek fresh appraisal and approval from the Ministry in case of any change in the already approved proposal. However, there is no change in the proposal. But there is cost escalation from Rs. 50 crores to 67,62,00,300/- submitted by CPWD. The additional cost of Rs. 17,62,00,300/- shall be borne by IGNOU from its Internal Revenue Generation (IRG). IGNOU shall seek only Rs. 50 crores through HEFA Loan.

ii) Strengthening of ICT Infrastructure: In the first phase, the University received grant from HEFA for procuring Hyper Converged Infrastructure (HCI)-based mini cloud for up-gradation of Data Centre of IGNOU at a cost of Rs.7.62 Crores through GeM in August 2021. The entire infrastructure was delivered, installed and configured in the Data Centre of Computer Division, IGNOU, New Delhi. Most of the applications are migrated on to this new infrastructure procured.

For further, ICT infrastructure upgradation under phase II the following aspects have been considered and requested MoE/HEFA for sanction of the loan.

1. Strengthening of Campus Networking at a cost of Rs.12 Crores
2. ICT up-gradation at IGNOU Convention Centre at a cost of Rs.03.00 Crores
3. Establishment of Smart Classrooms across various Schools/Centres at a cost of Rs. 03.00 Crores
4. Strengthening of Campus Surveillance System at a cost of Rs. 03.00 Crores

Total cost of proposal is Rs. 21.00 Crores. A detailed Project Report (DPR) for strengthening of ICT infrastructure was placed before the Board (Appendix-2). The

Board considered the same.

It was further informed that the CPWD, Govt. of India vide its letter No.23(1431)(3)/DPR-6/2022-23/34 dt. 05.01.2023 submitted its price escalation to Rs.67,62,00,300/- for administrative & financial approval (Appendix-3)

After detailed discussion, the Board approved the following.

BM 153.1.2

- i) Construction of one Block of Administrative Building at a revised cost of 67,62,00,300/- out of which Rs. 50 crores to be met as borrowing from HEFA Loan.
- ii) Sanction additional cost of Rs. 17.62 crores to be borne by IGNOU from IRG.
- iii) Estimate of the Project and DPR for construction of one Block of Administrative Building.
- iv) Strengthening of ICT infrastructure at a estimated cost of Rs. 21 crores as borrowing from HEFA Loan and DPR of strengthening of ICT infrastructure.
- v) DPR containing estimate for strengthening of ICT infrastructure.

The Board confirmed this Item for implementation and directed to issue the minutes in this regard.

P.No. 5-13/2021-DI,
Government of India
Ministry of Education
Department of Higher Education
Distance Learning Division

206 - 'C' Wing, Shaastri Bhawan
New Delhi - 110 001, Dated: 30.12.2022

OFFICE MEMORANDUM

Subject: Availing finance to IGNOU from Higher Education Funding Agency (HEFA)
Loan/Grant Window - HE - reg.

The undersigned is directed to refer to IGNOU's letter dated 12.04.2022 on the subject mentioned above and to state that the proposal of IGNOU was examined in consultation with HEF of this Ministry. Accordingly, the Competent Authority in the Ministry has approved the following proposals for financing through HEFA Loan:

- i. Construction of Administrative Block at a cost estimate of Rs. 50.00 cr.
 - ii. Strengthening of ICT infrastructure Rs. 21.00 cr.
2. Before approaching HEFA, the University may get approval of the competent authority of the University, subject to the following conditions:

- i. The cost needs to be rationalized/ reduced in all the projects as per latest CPWD schedule of rates.
- ii. All infrastructure constructed under this scheme shall be barrier-free and accessible to persons with disability.
- iii. Mandatory clearances/approvals of various concerned authorities should be obtained by the University well in time, and the timelines for the construction to be adhered to.
- iv. Maintenance cost including electricity for all buildings will be fully borne through user charges.
- v. The University should repay the outstanding principle amount as per HEFA guidelines.
- vi. All the aforesaid approved projects shall be carried out in accordance with the provisions of General Financial Rules (GFRs), 2017 without any cost overruns. Further, the University shall also adhere to the provisions contained in Rule 136(b) of GFRs, 2017 which stipulates that no works shall be commenced or liability incurred until a properly prepared design has been sanctioned, while designing the projects, the principle of least cost should also be considered.

The University should also regularly monitor the completion of the project. The projects shall be executed scrupulously in accordance with the provisions of GFRs, 2017 along with other Government of India guidelines as amended from time to time, particularly in the selection of construction agencies, the manner of awarding contracts, the departments and sanction of new position, teaching or non-teaching staff, etc. with prior approval of the Ministry only. If there is any change in the already approved projects, the University would require fresh approval and approval of the Ministry.