



यू. पी. शर्मा
मुख्य परियोजना अधिकारी (प्रभारी)
U. P. Sharma
Chief Project Officer (In-charge)
E : upsharma@ignou.ac.in
P : +91-11-29571836, 29535088
F : +91-11-29531783



F.No.: IG/CMD/81/M.WC/2023-24
Dated: 22.09.2023

6663

Sub:-Minutes of 81th Works Committee Meeting.

Sir,

Please find enclosed herewith the minutes of the 81st works committee meeting held on 19.09.2023 at 11:00 AM in the Board Room of VC's office, IGNOU Campus, Maidan Garhi, New Delhi.

Thanking you,

Yours faithfully,

(Signature)
22/9/2023

(U.P. Sharma)

Member Secretary

To

1. Prof. Nageshwar Rao, Vice-Chancellor
2. Prof. Satyakam, Pro-Vice-Chancellor
3. Dr. Srikant Mohapatra, Pro-Vice-Chancellor
4. Prof. Sachi Shah, Director, SOITS (BOM-Member)
5. Dr. M. Shanmugam, Sr. R.D, RC, Madurai, (BOM-Member)
6. Er. N.L. Singh, ASDG (Civil) (Retd.), CPWD
7. Er. P.K. Garg, ADG (Elect.)(Retd.), CPWD
8. Er. Kamlesh Kumar, Former Addl. D.G (Civil), CPWD
9. Sh. R.K. Kakar, Member Advisory Council, DDA
10. Registrar (Admn.)
11. Finance Officer, IGNOU
12. Director, RSD
13. Director, P&DD, IGNOU
14. Er. Ravinder Yadav, SE, CPWD
15. Er. V.K. Meena, EE (C), CPWD
16. Er. Narender Khokar, EE (E), CPWD
17. Er. U.P. Sharma, CPO I/C

Chairperson

Member

Member

Member

Member

Member

Member

Member

Member

Member

Member

Spl. Invitee

Spl. Invitee

Spl. Invitee

Spl. Invitee

Spl. Invitee

Member Secretary

निर्माण एवं अनुरक्षण प्रभाग

Construction & Maintenance Division

इन्दिरा गाँधी राष्ट्रीय मुक्त विश्वविद्यालय

Indira Gandhi National Open University

मैदान गढ़ी, नई दिल्ली-110068, भारत | www.hindi.ignou.ac.in

Maidan Garhi, New Delhi-110068, INDIA | www.ignou.ac.in

MINUTES OF 81ST WORKS COMMITTEE MEETING HELD ON 19.09.2023 AT 11:00 AM 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	Member
4) Prof. Shachi Shah, Director, SOITS Member (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) Dr. Umesh Chand Pandey, Director RSD	Spl. Invitee
11) Prof. Neeti Agrawal, Director (I/c) P&DD	Spl. Invitee
12) Er. Ravinder Yadav, SE, CPWD	Spl. Invitee
13) Er. Vijendra Kr. Meena, EE (C), CPWD	Spl. Invitee
14) Er. Narendra Khokar, EE (E), CPWD	Spl. Invitee
15) Er. U.P. Sharma, CPO(i/c)	Member Secretary

Er. N.L. Singh, ASDG (C), Retd. CPWD, Er. Kamlesh Kumar, Addl. D.G(C) Retd. CPWD and Dr. M. Shanmugam, Sr. Regional Director, Madurai, (Member BoM) joined the meeting through virtual mode. Er. Y. Nooruddin and Er. Basant Kr. Padhi have also attended the meeting to assist the committee.

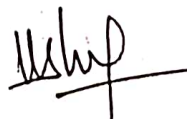
At the outset, Chairperson welcomed the members and asked the Member Secretary to take-up the agenda items.

81.01: CONFIRMATION OF THE MINUTES OF 80TH WORKS COMMITTEE HELD ON 23.01.2023 AND ACTION TAKEN REPORT THERE UPON

The minutes of the 80th Works Committee meeting held on 23.01.2023 have been confirmed.

81.2 STATUS REPORT OF STATUTORY APPROVALS AND CLEARANCE FROM FOREST DEPARTMENT FOR SHIFTING/CUTTING OF TREES INFRINGING AT CONSTRUCTION SITE OF ONE NO. OF ADMINISTRATIVE BUILDING BLOCK AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI.

The revised A/A&E/S amounting to Rs. 67,62,00,300/- as per approval of Works Committee and Board of Management has been issued to CPWD vide letter dated 08.05.2023 to take-up the construction. CPWD has obtained the statutory approvals from Delhi Urban Art Commission, Airport Authority of India and conditional approval of Delhi Fire Service.



Further, the Chief Architect, CPWD has provided the approvals of BPAC vide their letter dated 19.07.2023 and accorded the approval for construction of Administrative Building. University has applied for cutting/transplantation of trees infringing in the proposed location of Administrative Block with Forest Department. The forest department has returned the proposal with following observations:-

1. The location of project site is falling on Reserve Forest comprising of Khasra No.690/574 in village Maidan Garhi.
2. Also, location of project site is falling in Eco-sensitive Zone of Asola Bhatti Wildlife Sanctuary.

The DCF south forest division has asked to take necessary approvals from the following:-

1. Ridge Management Board
2. National Board of Wildlife.
3. Central empowered committee constituted by Hon'ble Supreme Court.
4. Make an application for diversion of Forest Land under Forest Conservation Act, 1980 through Parivesh Portal 2.0 of Ministry of Environment, Forest & Climate Change, Govt. of India.

As per requirements provided by CPWD a proposal was presented in the meeting of Ridge Management Board held on 24.08.2023 and the minutes of RMB have been received on 18.09.2023. The RMB recommended the proposal for consideration of central empowered committee subject to the following condition:-

- (i) The user agency shall deposit 5% of the project cost proportionate to the area falling within Ridge area to RMB fund on the lines of conditions imposed by Hon'ble Supreme Court of India in WP (C) 202/1995 titled T.N. Godavarman Thirumulpad Vs Union of India & Ors. for management of the Ridge.
- (ii) The user agency shall obtain necessary permission under Forest (Conservation) Act. 1980 for use of area falling within the Ridge area.

As per the condition No.1 of RMB university is required to deposit Rs. 3,38,10,015/- i.e. 5% of project cost of Rs.67,62,00,300/-.

After detailed deliberations the committee has noted the status and approved to release Rs.3,38,10,015/- to RMB fund as per condition of Ridge Management Board to process the proposal before Central Empowered Committee.

81.3 TO CONSIDER AND APPROVE P.E. AMOUNTING TO RS. 4,43,04,273/- SUBMITTED BY CPWD TOWARDS THE WORK OF "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 UNDER BUY-BACK AT



IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068" TO BE EXECUTED BY CPWD AS DEPOSIT WORK.

The CPWD has submitted PE amounting to Rs.4,43,04,273/- as per detail below after considering the cost of old fittings under buy-back.

A.) Total Amount (in Rs.)	4,23,74,090/-
B.) ESIC & EPF @15.75% on 25% of total amount (in Rs.)	16,68,480/-
C.) Total amount (A+B) (in Rs.)	4,40,42,570/-
D.) Add Contingency @3% on value of (C) (in Rs.)	13,21,277/-
E.) Add LabourCess @1% on value of (C) (in Rs.)	4,40,426/-
F.) Total Amount (C+D+E) (in Rs.)	4,58,04,273/-
G.) Less for the existing dismantled items credited to the work (in Rs.)	(-) 15,00,000/-
H.) Grand Total (in Rs.)	4,43,04,273/-

As per of Govt. of India initiative, usage of LED based fittings and energy efficient equipments in Govt. building will lead to economy in expenditure and savings in the long run through deduction in energy consumptions.

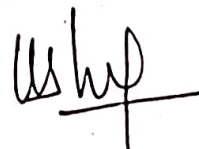
After due deliberations the committee considered and approved the estimate amounting to Rs. 4,43,04,273/- provided by CPWD for above noted work with a suggestion to CPWD during execution not to replace the existing fittings and fixtures with LED based fittings and fixtures in temporary blocks wherever the blocks are not in use.

81.4 TO CONSIDER AND APPROVE FOR ASSIGNING THE WORK OF "REPLACEMENT OF AC PLANT IN SECOND PHASE I.E. FY 2023-24 INSTEAD OF IIIRD PHASE I.E FY- 2024-2025 FOR BLOCK NO.15 AT A TOTAL PE COST RS.2,46,64,763/- TO BE EXECUTED BY CPWD AS DEPOSIT WORK.

The 80th works committee, in its meeting held on 23.01.2023, considered and approved proposal for replacement of AC plants with an estimated cost of Rs.2,46,64,763/- for block No.15 in IIIRD phase i.e. in FY-2024-25.

During the deliberation EE (E), CPWD informed that the AC plant for block No.15 is giving regular breakdowns and the OEM is not providing the required tools and plants due to non-availability of the outlived products. This AC plants needs urgent replacement to avoid frequent breakdowns and further to ensure proper functioning, to mitigate the hardship to the users. Accordingly, the proposal to replace the plant in current financial year is required to be considered, so that the work can be taken-up by the CPWD during winters.

After detailed deliberations the committee has considered and approved the proposal of replacement of AC plant for block No.-15 at a PE cost of Rs.2,46,64,763/- in the current financial year through CPWD.



81.5 TO CONSIDER AND RATIFY THE ADDITIONAL EXPENDITURE AMOUNTING TO RS.57,92,673/- BEYOND THE A/A&E/S AMOUNT TOWARDS THE DIFFERENCE OF INCREASE IN GST AMOUNT FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT NOIDA.

The construction of regional centre building at Noida was assigned to CPWD vide A/A&E/S dated 05.11.2020 for an amount of Rs.10,00,78,800/-. CPWD informed that the construction work is nearing completion i.e. 98% of work completed and the tentative date of completion was 15.09.2023. CPWD has constructed one additional floor and asked for revision of A/A&E/S amount vide letter dated 17.04.2023. The same was discussed in progress review meeting held on 29.05.2023 wherein the Chief Engineer, CPWD informed the committee that "CPWD will complete the building as per Greater Noida Authority Norms i/c getting the occupancy certificate from them and will not demand any additional funds except difference of GST amount over and above A/A&E/S accorded by University regarding construction of additional floor". Accordingly, CPWD has forwarded the proposal through RD on 31.05.2023 with a request to sanction additional GST amount of Rs.57,92,673/-.

The proposal of CPWD to compensate the additional liability Rs.57,92,673/- is approved in principle by the competent authority as the proposed amount is within the A/A&E/S +10% allowable variation. Accordingly, university has intimated to CPWD that funds upto Rs.10,58,71,473/- (A/A&E/S amount of Rs.10,00,78,800+additional GST liability Rs.57,92,673/-) as per progress of work and MoU provisions will be released to CPWD and the funds are also released to expedite the progress of work.

After due deliberations the committee considered and ratified the action taken by the university in releasing additional expenditure of Rs.57,92,673/- beyond the A/A&E/S amount towards the difference of increase in GST amount for construction of Regional Centre Building at Noida.

81.6 TO CONSIDER AND APPROVE THE ADDITIONAL P.E. SUBMITTED BY CPWD AMOUNTING TO RS.20 LAKH TO COMPLETE THE PENDING REMAINING WORKS IN THE 03RD FLOOR FOR THE WORK OF "CONSTRUCTION OF REGIONAL CENTRE BUILDING AT NOIDA BY CPWD AS DEPOSIT WORK".

The work of construction of Regional Centre Building at Noida has been entrusted to CPWD as deposit work with sanctioned A/A & E/S amounting to Rs.10,00,78,800/-. As per approval, the building shall comprise stilt + two floors structure within area of 1657 sqm. with a future expansion provision of one more floor. The CPWD has constructed Stilt + three floors as per minimum FAR norms of Greater Noida Authority to obtain completion certificate (Copy enclosed). CPWD expressed their inability to complete the pending finishing works of 03rd floor like P/F of windows, doors, sanitary fittings, lights & fans etc. within the already sanctioned A/A & E/S.



The proposal of CPWD is detail below:-

Sl. No.	Description of item	Amount
1.	Supplying and fixing UPVC windows with glass and fittings complete on 3 rd floor of newly constructed Regional Centre Building.	9,15,000.00
2.	Providing and fixing PVC doors, sanitary and water supply fixtures in toilet at 3 rd floor of newly constructed Regional Centre Building.	2,07,000.00
3.	Granite flooring, wall lining in lift lobby and painting work.	7,43,000.00
4.	Electrical works (P/F lights & fans)	1,35,000.00
	Total (in Rs.)	20,00,000.00
Note: This cost includes allowable contingencies, ESI, EPF, Cost Index etc.		

After due deliberations for optimum use of the building the committee has considered and approved the additional amount of Rs.20 Lakhs to complete the above works in the 03rd floor of the building as the proposal of CPWD is within the A/A&E/S +10% allowable variation.

81.7 TO CONSIDER AND APPROVE FOR CREATION OF ONE MORE ADDITIONAL CATEGORY FOR VERY LOW ENROLLMENT TOWARDS CONSTRUCTION OF IGNOU REGIONAL CENTRE BUILDINGS ACROSS THE COUNTRY.

The space requirement for construction of Regional Centres was earlier categorized as High enrollment, Medium enrollment and Low enrollment.

Accordingly, the building plans were being got prepared through CPWD. Further, a meeting was held in the Chamber of Director General, CPWD on 18.08.2020 to develop a model drawing based on requirements of IGNOU to adopt in all futures construction of Regional Centre buildings across India.

The model drawings prepared by CPWD have been placed before the 75th Works Committee meeting held on 21.09.2020. After deliberating the details, the Works Committee has approved a model drawing for construction of Regional Centre buildings with an area of above 1257 Sqmt. The approved drawing was adopted for construction of RC buildings at Jodhpur, Agartala and Jammu.

The proposal of Director, RSD to develop a separate category of design for a very low enrollment Centres is deliberated in detail.

After due deliberation the committee has considered and approved to have one more additional category for construction of Regional Centre buildings at very low enrollment places with an area of 500 Sqm. preferably as Ground+1 floor structure (provision of ramp) with a provision of future expansion.



81.8 TO CONSIDER AND APPROVE DISPOSING OFF 16 NOS. RESIDENTIAL FLATS, AT IGNOU RC KOLKATA THROUGH MSTC AUCTION BY AUTHORIZING R.D. KOLKATA WITH CONSIDERING RESERVE PRICE OF RS.3,69,38,859/-.

The Board of Management in its 149th meeting held on 26.05.2022, has approved to dispose of the 16 residential flats at IGNOU RC Kolkata by sale due to underutilization of flats and recurring expenditure incurred per annum towards property tax, electricity meter rent, external maintenance, common utility charges etc. Accordingly, the competent Authority has constituted a committee to dispose of the flats. The committee explored the possibility of getting the flats auctioned through CPWD or PWD or West Bengal State Housing Board. CPWD has apprised that they are doing construction work only and not dealing with auctioning or sale of flats.

Under the circumstances, it has been decided to take the services of the Metal Scrap Trade Corporation Ltd. (MSTC) a Public Sector Undertaking under Ministry of Steel, Govt. of India to carry-out the auctioning work. The committee has suggested that the valuation of the flats as per current market price needs to be ascertained. The market value of properties of the area are available in the web portal of the Directorate of Registration and Stamp Revenue, Govt. of West Bengal. But, the scientific method adopted for calculation of market value by the Govt. of West Bengal is not available. Therefore, the committee suggested to approach Govt. approved valuer to fix the base price/market price of the flats for auction purpose.

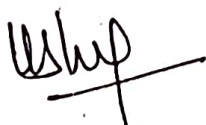
The Government approved valuer Sh. Biplab Dasgupta has submitted valuation price of the aforesaid flats and compared his valuation price with current market price available in the web portal of the Directorate of Registration & Stamp Revenue, Govt. of West Bengal.

The proposal has been prepared by considering the higher value of each flat out of the both the valuation proposals for arriving at a base price for auctioning of flats. The total value of base price of 16 Nos. of flats is Rs.3,69,38,859/-.

After due deliberations the committee has considered and approved the proposal and fixed the base price of flats amounting to Rs.3,69,38,859/- for auctioning of 16 Nos. of flats through MSTC by the Regional Director Kolkata by following due procedure.

81.9 TO CONSIDER THE STATUS OF THE REVISED ESTIMATE AMOUNTING TO RS.1167.00 LAKHS PROVIDED BY CPWD FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT RAJKOT.

With the approval of the Works Committee, Board of Management and Ministry of Education A/A&E/S amounting to Rs.877.42 Lakhs was issued to CPWD on 05.03.2020. The project was funded through HEFA. CPWD has completed the construction of Regional Centre Building and handed-over to University on 11 & 12.05.2023. The building has also been inaugurated by Sh. Dharmendra Pradhan, Hon'ble Minister of Education, GoI on 03.08.2023. University has released final work deposit advance of Rs.8,77,42,868/- (i.e. complete A/A&E/S amount) through HEFA up-to December 2022 as demanded by CPWD.



Thereafter, CPWD has provided a request to release additional cost 148.00 Lakhs exceeding the A/A&E/S by more than 10% vide letter dated 12.04.2023. Further, a revised preliminary estimate amounting to Rs.1167.00 Lakhs with a request to accord revised A/A&E/S vide their letter dated 29.05.2023 (which is 33% above the A/A&E/S i.e. in excess of 289.23 Lakhs). CPWD has demanded two different amounts within a short period of two months i.e. 148.33 Lakhs on 11.03.2023 and Rs.289.23 Lakhs on 29.05.2023.

As per MoU provisions between IGNOU & CPWD any deviation beyond 10% of A/A&E/S amount has to be intimated to University before incurring expenditure by CPWD in form of revised preliminary estimate. But, in this case CPWD has not complied the MoU requirements. Accordingly, university has requested Director General, CPWD to intervene in the matter to resolve the issue as the building construction was carried-out through HEFA loan.

After due deliberations the committee noted the status and the revised estimate amounting to Rs.1167.00 lakhs provided by CPWD for construction of Regional Centre building at Rajkot and suggested to request Director General CPWD to resolve the issue.

81.10 TO CONSIDER AND APPROVE THE ARBITRATION AWARDED BY SOLE ARBITRATOR SH. P. C. RANGA (RETD. A. D. & S. J.) DATED 08-02-2023 AMOUNTING TO RS. 65,10,232/- PLUS (+) @9% P.A. FUTURE INTEREST FROM DATE OF AWARD I.E. 08-02-2023 TO TILL REALIZATION OF PAYMENT IN FAVOUR OF M/S AEE ENGINEERS & CONTRACTORS TOWARDS THE WORK OF "OPERATION OF 05 NO. ELECTRIC SUB-STATION EQUIPMENTS INSTALLED IN ESS-1, 2, 4, 5 & 10 AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI-110068".

The committee has been intimated that the subject case pertains for releasing of pending payments of M/s AEE Engineers & Contractors towards the work of "*Operation of 05 No. electric sub-station equipments installed in ESS-1, 2, 4, 5 & 10 at IGNOU Campus, Maidan Garhi, New Delhi-110068*" which was initially awarded for 45 days w.e.f. 19.11.2015 to 02.01.2016 as per NIQ.

The particulars of the work are as follows:-

Sl. No.	PARTICULARS OF THE SUBJECT WORK	
1.	Estimated Cost	Rs.4,20,975/-
2.	Tendered Cost	Rs.4,29,750/-
3.	Time allowed as per NIQ	45 Days
4.	Stipulated date of start	19.11.2015
5.	Stipulated date of completion	02.01.2016
6.	Date of withdraw of labour/ stop of work/ actual date of completion	31.05.2018
7.	Approved extension period by the then Vice-Chancellor	03.01.2016 to 31.05.2017
8.	Pending extension period for approval	01.06.2017 to 31.05.2018
9.	Payment released upto 30.05.2017	Rs.56,29,697/-

ushp

Further, due to non-releasing of payment, the agency filed a petition in the Hon'ble High Court of Delhi for appointment of arbitrator related to subject case. The Hon'ble High Court of Delhi has appointed Sh. P.C. Ranga (Retd. ADJ) as the Sole Arbitrator in this matter. The agency claimed the following payments in their petition.

Sl. No.	CLAIMS IN PETITION	
1.	Towards bill dated 23.04.2018 (Period 31.05.2017 to 31.03.2018)	Rs.45,90,079/-
2.	Towards bill dated 21.06.2018 (Period 01.04.2018 to 31.05.2018)	Rs.9,18,016/-
3.	ESI and PF Reimbursement:-	
	(i) dated 01.11.2017	Rs.1,70,057/-
	(ii) dated 23.04.2018	Rs.3,72,939/-
	(iii) dated 21.06.2018	Rs.1,28,533/-
5.	GST reimbursement against bill paid on 07.11.2017	Rs.1,30,608/-
	Total	Rs.63,10,232/-
6.	Interest on principal balance i.e. Rs.63,10,232/- till actual realization.	@18% p.a.
7.	Arbitrator involving time, manpower and legal expenses	Rs. 2 Lakhs
8.	Account of opportunity cost	Rs.5 Lakhs

After hearings and examine, the Sole Arbitrator has passed an Award on dated 08.02.2023 with the following claims entitlement of claimants.

Sl. No.	ENTITLEMENT OF CLAIMS AS PER AWARD	
1.	The claimants are held entitled for Rs.63,10,232/- against the bills	Rs.63,10,232/-
2.	Legal Expenses	Rs.2,00,000/-
	Total	Rs.65,10,232/-
3.	Future interest from the date of Award w.e.f. 08.02.2023 till its realization on Rs.65,10,232/-	@9% p.a.

It is also informed that the matter is also under consideration in Board of Management meeting.

After due deliberations the committee has considered and approved to honor the award of the Sole arbitrator Sh. P. C. Ranga (Retd. A.D. & S.J.) in favour of M/S AEE Engineers & Contractors for the work of "operation of 05 No. electric sub-station equipments installed in ESS-1, 2, 4, 5 & 10 at IGNOU Campus, Maidan Garhi, New Delhi-110068" for an amount of Rs.65,10,232/- plus (+) 9% future interest per annum from date of award (i.e. 08.02.2023) to till realization of payment.

81.11 THE STATUS REPORT OF CONSTRUCTION AND POSSESSION OF LAND DETAILS AT REGIONAL CENTRE, IMPHAL.

The committee has been informed that Manipur University has allotted 2.5 acres of land to IGNOU for construction of Regional Centre Building at Imphal and University has entered into a lease agreement on 10.01.2006. The construction work of Regional Centre was assigned to Manipur Police Housing Corporation and initial deposit of Rs.10,00,000/- was released for soil investigation, site survey, preparation of drawings etc. MPHC has carried-out the preliminary works and provided preliminary estimates of Rs.6.95 Crores and further revised as per drawings for an amount of Rs.12.98 Crores. Due to huge construction cost the estimate could not be approved by the University. Further, during sub-committee meeting of Works Committee, Director RSD informed that Manipur University is not willing to provide land to IGNOU as they need the space for future developments after becoming Central University.

Meanwhile, the University has received a letter from the Ministry of Education and Consumer Affairs, Food & Public Distribution, Government of Manipur informing that a piece of land measuring about 03 acres for establishment of Regional Centre, Imphal. The Government of Manipur has allowed to transfer of 03 acres of land vide orders dated 30.03.2015. A registered Memorandum of Agreement was signed between the Government of Manipur through Director, University and Higher Education, Manipur and Registrar, IGNOU on 13.01.2016 to take the lease for a term of 99 years for an amount of Rs.1/- as one time rent. The land mutation and physical possession was not been done.

The Regional Director, Imphal informed that Under Secretary (Revenue) Govt. of Manipur as per the Cabinate decision of State of Manipur has re-allotted the land to National Investigation Agency (NIA) and Narcotic Control Bureau (NCB) (01 acre each) from the 03 acres of land allotted to IGNOU. As per the copy of order dated 10.10.2019 of Govt. of Manipur. University was left with 01 acre of land for construction of Regional Centre Building at Imphal. The Regional Director is in process of taking physical possession of land with a fresh agreement.

CPWD has been requested to take-up the construction activities at the 01 acre of land. CPWD has provided an estimate amounting to Rs.2,73,000/- for Soil Investigation and topographical survey for construction of Regional Centre building and boundary wall at RC, Imphal, Manipur. University.

After due deliberations the committee has noted the status report regarding the proposal to construct the RC Building through CPWD at Imphal.



81.12 TO CONSIDER AND APPROVE THE PROPOSAL OF REGIONAL SERVICES DIVISION TO RETURNING OF THE LAND AT VATAKARA IN THE NAME OF IGNOU BACK TO GOVERNMENT OF KERALA.

The committee has been apprised regarding the proposal of Regional Service Division to returning of the land in the name of IGNOU back to Government of Kerala.

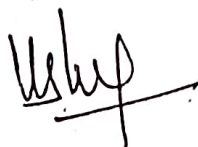
The Government of Kerala had allotted 2.0 acres of land free of cost to IGNOU at Maniyur village near Vatakara. The boundary wall has already been constructed in June 2015 through CPWD with the financial support from MPLAD funds. Local MP had made available an amount of Rs 25 lakh and Rs 2, 87,321/- was incurred by IGNOU for construction of boundary wall.

CPWD had also submitted estimate of Rs 14.8 crores for an area of 2489 sq mts. The matter was placed before sub-committee of Works Committee held on 07.01.2019 and committee deferred the item relating to construction of building at this RC.

Since the land is not being utilized by IGNOU, the antisocial elements have reportedly started using the place in the evenings. In this connection, Shri K Muraleedharan, Hon'ble Member of Parliament from Vatakara has also shown concern in this matter. His letter, routed through Dy Education Advisor, Ministry of Education. Hon'ble MP has informed that there have been demands for land from many stakeholders that since this land is not utilized by IGNOU, the same may be used for other purposes.

In the near future the University has no plans for the construction of building in proposed site at Vatakara as University is focusing on technology enabled systems which will be mainstay of IGNOU's delivery systems in future. IGNOU has got two permanent premises namely at RC Cochin and RC Trivandrum which are being equipped with necessary infrastructure for technology enabled systems. The Vatakara region can be effectively served from existing premises in the state through effective implementation of ICT enabled delivery systems. Therefore keeping in view of the concerns shown by Hon'ble Member of Parliament it would be advisable if the land provided to IGNOU can be returned to Government of Kerala so that it can be fruitfully utilized by Government for other social purposes.

After due deliberations the committee has considered and recommended the proposal of Regional Services Division for returning of the land at Vatakara in the name of IGNOU back to Government of Kerala with due approval of Board of Management after following due procedure.



81.13 TO CONSIDER AND APPROVE THE PROPOSAL OF REGIONAL SERVICES DIVISION TO RETURN THE TWO PIECES OF UNUTILIZED LANDS IN BANGALORE TO GOVERNMENT OF KARNATAKA.

The committee has been apprised regarding the proposal of Regional Service Division for returning back the unused land pockets at Bangalore.

The Government's Kharab land measuring 3.07 acres in Sy No. 203 of Singena Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bengaluru was granted in favour of Indira Gandhi National Open University for educational purpose. The grant of land was subject to some conditions as envisaged in Office of Deputy Commissioner, Bengaluru District Office memorandum No L.N.D(A).CR45/2006-07, date: 17.10.2007 which inter alia states as follows.

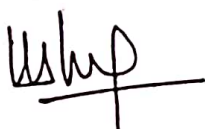
1. The said land shall be used for the purpose for which it is granted and shall not be used for any other purpose.
2. If the said land is not necessary for the purpose for which it is granted, the same shall be returned back to Revenue Department.

Accordingly, a sale deed was executed in favour of IGNOU for 3.07 acres at a cost of Rs.2.54 Crores being the market price on 20/12/2007 in Sy.No.203 of in three pieces of land (A, B & C), new Sy No. 221, 222, 223 out of Sy.No. 203.IGNOU entrusted the construction of RC Administrative Block (Ground + First Floor = 15000 sq. ft) in one piece of land (B) to CPWD under an MOU entered by IGNOU dated 16.06.2020 with an estimate of Rs. 7,25,71,000/- approved by the University to construct the premises within approved area of 1489.28 sqmts. Further, as per the guidelines of BDA a relinquishment deed in favour of BDA was signed by Registrar (Administration) IGNOU to forego the land for widening the existing road from 10 meters to 18 meters on Monday the 20th March 2023. The construction of the IGNOU's premises is nearing completion, and will be fit to occupy shortly.

As per records, so far, the University has paid tax of Rs.10,15,046/- (Rupees ten lakhs fifteen thousand forty six only) towards vacant land (for the three pieces of land) since 2007. Further, University will have to pay land tax for the two unused land pieces, which is approximately Rs.60,000/- per annum. During the visits of the Regional Centre's officials it has been observed that the Plot 'A' is used illegally by the adjoining residential layout persons as a road, after breaking the compound wall. Plot 'C' is frequently being used as a dumping yard, and on many occasions medical wastes in addition to garbage is being dumped. This seriously poses health hazards. Additional expenditure is incurred to clean this garbage.

As per the condition of the office memorandum, if the land is not necessary for the purpose for which it is granted the same can be returned back to Government. The Regional Service Division informed to the committee that there are no plans to construct in vacant plots of land in immediate future, it is beneficial for the University to return the two pieces of unutilized land back to Revenue Department as per the para 2 of the office memorandum and claim the proportionate cost of land which was paid by the University at the time of purchase.

After due deliberations the committee has considered and recommended the proposal of Regional Services Division to return the two pieces of unutilized lands in Bangalore to Government of Karnataka with due approval of Board of Management after following due procedure.



81.14 TO CONSIDER AND APPROVE THE PROPOSAL OF REGIONAL SERVICES DIVISION FOR DISPOSAL OF IGNOU's PREMISES AT SANCHI COMPLEX BHOPAL (MP).

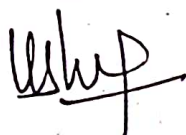
The committee has been apprised regarding the proposal of Regional Service Division for disposal of IGNOU's premises at Sanchi Complex, Bhopal (MP).

IGNOU has two premises at Bhopal which are located at 3rd floor Sanchi Complex Opposite Board Office Bhopal (about 730.26 sq mts) and 12 Arera Hills, Opposite District Jail Bhopal (about 28287sq ft). The distance between these two locations is about two Kms.

1. The building at 3rd floor Sanchi Complex Bhopal was purchased from M P Housing Board Bhopal at a cost of Rs. 96,17,618/-. The possession was taken on 21.01.2000 (Copy enclosed as Annexure-20) and premises were utilized for IGNOU's Regional Centre Bhopal till April 2013. The Regional Centre shifted to new building in Arera Hills in May 2013. These premises are being utilized for IGNOU's Regional Evaluation Centre since June 2017.
2. The premises at Arera Hills Bhopal were constructed by M P Housing and Infrastructure Development Board Bhopal at the total cost of 520.04 Lakhs. The building was completed on 30.11.2012. These premises are presently being used for IGNOU's Regional Centre, Bhopal.

The condition of existing premises at 3rd Floor, Sanchi Complex is not conducive for students support services. It requires extensive maintenance and the facility of lift is not working for a long time. However the building at Arera Hills Bhopal has ample space which is sufficient to meet all the requirements of the Regional Centre. Co locating both the offices will create better coordination in the functioning of both the offices, judicious utilization of office resources and will also help to reduce recurring expenses on security, maintenance etc. It is therefore felt that both the offices can function from the same location i.e. Arera Hills Bhopal and existing premises at Sanchi Complex Bhopal can be disposed off.

After due deliberations the committee has considered and recommended the proposal of Regional Services Division for disposal of IGNOU's premises at Sanchi Complex Bhopal (MP) with due approval of Board of Management after following due procedure.



81.15 TO CONSIDER AND APPROVE THE PROPOSAL OF REGIONAL SERVICES DIVISION FOR DISPOSAL OF VACANT LAND OF TWO PLOTS OF AT RC PUNE.

The committee has been apprised regarding the proposal of Regional Service Division for disposal of vacant land in two plots at RC Pune.

The land at RC Pune was purchased from Pune Municipal Corporation (PMC) with a payment of Rs.3,07,87,776/- (Three Crore Seven Lakhs and Eighty Seven Thousand Seven Hundred Seventy Six only) on lease for a period of 30 years w.e.f. 01.08.2013 as per a lease deed signed between IGNOU and Pune Municipal Corporation (PMC). The total area of land (plot) is 7357 Sqmts. which was allotted to IGNOU by PMC in 3 parts and each part is divided by road. The land allotted was made up of three distinct and separate land areas as per details mentioned below:

Part -1

1. Survey No.1 Hissa No. 4/1 area	:	630 Sqmt.
2. Survey No.1 Hissa No.4/2 area	:	615 Sqmt.
3. Survey No.1 Hissa No.3 area	:	1005 Sqmt.
4. Survey No.1 Hissa No.2 area	:	540 Sqmt.
Total	:	2790 Sqmt.

Part -2

5. Survey No.1 Hissa No.7 area	:	2579 Sqmt.
--------------------------------	---	------------

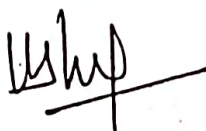
Part -3

6. Survey No.1 Hissa No.8, 9 area	:	1988 Sqmt.
-----------------------------------	---	------------

Out of these, land under part-2 i.e. 2579 Sqmts. and 1300 Sqmt. Out of 2790 Sqmts. of part -1 land was amalgamated by PMC and permission for construction of building was given by PMC to CPWD. Construction of proposed RC building of G+3 storeys is going on steadily on this site.

So far plot mentioned under part-3 and some land of part-1 are not utilized for construction which is total 3478 Sqmtr. Currently, Regional Centre is paying land tax of Rs.3,67,749/- per year on open land (Unutilized for construction) since 2013. Therefore it is felt that unutilized land can be disposed off so that IGNOU can save on land tax being paid on unutilized land.

After due deliberations the committee has considered and recommended the proposal of Regional Services Division for disposal of IGNOU's vacant land of two plots at RC Pune with due approval of Board of Management after following due procedure.



81.16 TO REPORT THE STATUS OF PROCUREMENT OF LAND FOR THE CONSTRUCTION OF IGNOU'S REGIONAL CENTRE AT SRINAGAR.

The committee has been apprised regarding the proposal of Regional Service Division for initiation of RC Srinagar, Government of J&K regarding offer of land for construction of IGNOU's premises. Assistant Commissioner (Revenue) Srinagar has communicated the readiness of the Government of J&K for transfer of land measuring 10 Kanals (State land) under survey number 509 in estate Palpora in favour of IGNOU. The matter was placed before 155th Board of Management (Emergent) in its meeting held on 8th May 2023. After detailed deliberations, the Board approved the proposal for procurement of land for the construction of IGNOU's premises in Srinagar. The decision of BOM was accordingly communicated to Regional Director RC Srinagar who has since then following up the matter with Government of J&K for certain clarifications.

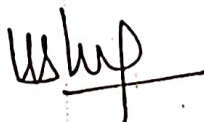
The Government of J& K has confirmed that the no payment is to be made in respect of transfer of state land. The Government of J&K has desired that IGNOU's authorities need to counter attest the revenue extracts, confirm the feasibility of the site and submit a proper indent on prescribed format. Regional Director Srinagar has already confirmed to Assistant Commissioner (Revenue) Srinagar, Kashmir the feasibility of the land for construction of IGNOU Regional Centre Srinagar Campus. IGNOU has called for a clarification from the Government of J& K to confirm that transfer of land is free with absolutely no financial ramification. In response to the query from IGNOU the Assistant Commissioner (Revenue) Srinagar has now referred the matter to Divisional Commissioner Kashmir. It has been informed to the committee that the ownership of the land is not clear.

After due deliberation the committee deferred the proposal of procurement of land for the construction of IGNOU's Regional Centre at Srinagar.

81.17 DETAIL OF REGIONAL CENTRES LAND AND BUILDING CONSTRUCTION STATUS ALL OVER THE COUNTRY.

At present, construction of Regional Centres Buildings are in progress at Agartala, Bangalore, Jammu, Noida, Pune, Port Blair and Vijayawada.

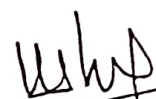
The works committee has noted the status report of building construction activities of the Regional Centres all over the country.



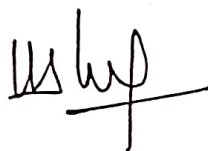
81.18 THE PRESENT STATUS OF ARBITRATION/COURT CASES.

The committee has noted the status of arbitration/court cases and asked the Member Secretary to convene the meeting of the constituted committee. Regarding the arbitration awards of works carried-out by CPWD the committee recommended to Honor the award as the same has already been accepted by the ADG, CPWD and to release the awarded amount of Rs.78,14,324/-. The CPWD members informed that during the period 1992-93 CPWD was not entering any MoU's with the client departments and may be considered as fate accompli.

The meeting ended with thanks to Chair.


22/9/2023

(U. P. Sharma)
Chief Project Officer(i/c)
& Member Secretary



To:-
All Members