



ई. वाई. नूरुद्दीन
मुख्य परियोजना अधिकारी (प्रभारी)
Er. Y. Nooruddin
Chief Project Officer (In-charge)
E: ynooruddin@ignou.ac.in
P: +91-11-29571836, +91 9650001551



F.No.: IG CMD 82nd M.WC 2024-25

Dated: 5th April, 2024

Subj:- Minutes of 82nd Works Committee Meeting.

Sir,

Please find enclosed herewith the minutes of the 82nd Works Committee meeting held on 27th March 2024 at 03:00 PM in the Board Room, Vice-Chancellor's office, IGNOU Campus, Maidan Garhi, New Delhi-68.

Thanking you.

Yours faithfully,

(Y. Nooruddin)
Member Secretary

To

1. Prof. Nageshwar Rao, Vice-Chancellor
2. Prof. Satyakam, Pro-Vice-Chancellor
3. Dr. Srikant Mohapatra, Pro-Vice-Chancellor
4. Prof. Shubha Gokhale Member, BOM
5. Dr. M. Shanmugam, Sr. R.D. RC, Madurai, Member, BOM
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. Y. Nooruddin, 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

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

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MINUTES OF 82ND WORKS COMMITTEE MEETING HELD ON 27.03.2024 AT 03:00 PM 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. Shubha Gokhale, Member BOM	Member
5) Er. Kamlesh Kumar, Former Addl. D.G. (Civil) CPWD	Member
6) Prof. S.K. Yadav, Registrar (Admn.) (i/c)	Member
7) Dr. J.D. Gangwal, F.O., IGNOU	Member
8) Dr. Vinita Katiyar, Dy. Director, RSD	Spl. Invitee
9) Prof. Neeti Agrawal, Director (I/c) P&DD	Spl. Invitee
10) Dr. Devkant Rao, Director, ACD	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. Y. Nooruddin, CPO(i/c)	Member Secretary

Er. N. L. Singh, ASDG (C), Retd./ CPWD, Er. R.K. Kakar, Member Advisory Council, DDA and Dr. M. Shanmugam, Sr. Regional Director, Madurai, (Member BoM) joined the meeting through virtual mode.

Er. Rattan Singh, EE(E) and Er. Basant Kr. Padhi, AEE(E), Er. Sukhvinder Singh Gulshan, AEE(C) and Er. Suresh Chander, AE(C) 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.

82.01: CONFIRMATION OF THE MINUTES OF 81ST WORKS COMMITTEE HELD ON 19.09.2023 AND ACTION TAKEN REPORT THERE UPON

The minutes of the 81st Works Committee meeting held on 19.09.2023 have been confirmed.

82.02: TO CONSIDER AND APPROVE REVISED P.E. AMOUNTING TO RS.3,33,80,179/- 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 (EXCEPT TEMPORARY BLOCKS-01 TO 14) 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 works committee in its 81st Meeting vide item No.-81.3 has considered and approved the P.E. amounting to Rs.4,43,04,273/- submitted by CPWD to carry out the above noted work as deposit work. Further, the University reviewed the proposal as per requirement for the temporary blocks at down campus which have outlived their lives and new buildings are being planned by the University for which CPWD has already taking-up the matter. Accordingly, revised estimate from CPWD has been obtained without considering temporary blocks-01 to 14 at down campus.

The revised P.E. submitted by CPWD is amounting to Rs.3,33,80,179/- including @3% contingencies, @1% Labour-Cess and other components as admissible under buy-back of old/dismantled light fixtures.

The issue to replace the fittings with LED fittings in phased manner is discussed in meeting and EE(E). CPWD clarified that the University has already delayed the process of shifting to LED fittings as per Govt. guidelines and all other departments have already replaced the fittings with LED based fittings. It is also informed that there will be a considerable energy saving by adopting LED fittings.

After due deliberations, the Works Committee has considered and approved revised P.E. amounting to Rs.3,33,80,179/- 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 (except temporary blocks-01 to 14) 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.

82.03 : TO CONSIDER AND TO RATIFY THE ACTION TAKEN BY THE UNIVERSITY FOR ASSIGNING THE WORK OF "MAINTENANCE AND OPERATION OF 06 NOS. ELECTRIC SUB-STATIONS (ESS-1, 2, 3, 4, 5 & 10) AND AC PLANTS (05 NOS.) AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI TO CPWD AS DEPOSIT WORK AT A TOTAL P.E. AMOUNTING TO RS.4,81,71,331/- FOR FURTHER PERIOD OF TWO YEARS".

The annual maintenance & operation of electric sub-stations and AC Plants has already been assigned to CPWD by the University for a period of two years with P.E. amounting to Rs.4,94,45,546/-. The period of the said sanction is expiring on 22.04.2024. CPWD officials intimated the committee that the letter regarding foreclosure of contract can be treated as null & void as University has already conveyed its approval for new work. It is also requested to provide sufficient funds in earlier work to execute the ongoing work till award of new work.

The university has conveyed A/A & E/S to CPWD with P.E. amounting to Rs.4,81,71,331/- including @3% contingencies, @1% Labour Cess & other components as admissible to execute the subject work by the CPWD for further period of two years i.e. beyond expiring of existing contract.

The following provisions have been considered by the CPWD in the P.E.:-



- (a.) Provision of manpower (skilled & unskilled) for operation of sub-stations in three shifts as well as AC Plant equipments in general shift for period of 02 years.
- (b.) Provision of comprehensive maintenance of AC Plant & Sub-Station equipments i/c D.G. sets for period of one year only (out of 02 years) as the work of replacement of sub-stations equipments in 4 & 5 i/c AC plants in EMPC already assigned to CPWD and is in progress. Accordingly, the AMC for one year will be free of cost of the equipments for the said locations after completion of the work.

It is informed to the Committee that as per MoU, 10% of A/A & E/S i.e. amounting to Rs.48,17,133/- as first advance installment has also been released to CPWD.

After due deliberations, the Works Committee has considered and ratified the action taken by the University for assigning the work of "Maintenance and operation of 06 Nos. electric sub-stations (ESS-1, 2, 3, 4, 5 & 10) and AC plants (05 Nos.) at IGNOU Campus, Maidan Garhi, New Delhi to CPWD as deposit work at a total P.E. amounting to Rs.4,81,71,331/- for further period of two years".

82.04 : TO CONSIDER AND APPROVE 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.

The matter was placed before the 81st Works Committee held on 19.09.2023 vide item No.81.9. 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.



In compliance of decision of the Works Committee and with due approval of the Competent Authority, CMD wrote a letter to the Director General, CPWD and apprised that CPWD, Rajkot has not adhered the provisions of MoU in respect of execution of work and demanding the fund beyond the A/A & E/S.

In response of CMD letter dated 02.09.2023, Executive Engineer (P&WA)-II, Directorate General, CPWD, New Delhi vide letter No.48/1/2020/WI/DG/03 dated 03.01.2024 stated that it is fact that CPWD, Rajkot has not taken prior approval before deviation approved Administrative Approval & Expenditure Sanction.

It is also stated that the justification of revised estimate given by the O/o Chief Engineer, Gandhinagar, CPWD along with the revised estimate amounting to Rs.11.67 Cr. apparently, due to requirement mandatory by local bye-laws and the compliance thereof and to ensure efficiency and functionality of the building the project cost has increased.

DG, CPWD office has requested to take up the matter of sanctioning the RPE at the appropriate level as fait-accompli and convey the revised A/A & E/S at the earliest, so that the contractual liability can be met without any contractual complications.

After due deliberation the committee has considered and approved the revised estimate amounting to Rs.1167.00 lakhs provided by CPWD for construction of Regional Centre Building at Rajkot and the funds to be released to CPWD as per pending liabilities and to complete pending work as informed during handing-over subject to final approval by the BoM and the Ministry.

82.05: TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.44,62,500/- PROVIDED BY CPWD FOR CONSTRUCTION OF TEMPORARY SHELTER FOR MPDD BETWEEN WAREHOUSE NO.3 & 4 AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI.

The revised preliminary estimate amounting to Rs.44,62,500/- {Civil part Rs.41,82,800/- i/c 7% Cost index, 4.25% ESI & EPF and 5% contingencies + Electrical part Rs.2,79,706/- i/c 3.94% ESI & EPF and 5% contingencies} provided by CPWD for construction of temporary shelter for MPDD between warehouse No.3 & 4 at IGNOU Campus is discussed in detail as per the requirements provided by Registrar, MPDD. The committee has also been informed that the civil part of estimate has already concurred by F&A Division.

After deliberation the committee has considered and approved the estimate amounting to Rs.44,62,500/- provided by CPWD for construction of temporary shelter for MPDD between warehouse No.3 & 4 at IGNOU Campus, Maidan Garhi, New Delhi as deposit work.



- 82.06: TO CONSIDER AND APPROVE THE PRELIMINARY ESTIMATE AMOUNTING TO RS.88,17,850/- SUBMITTED BY CPWD FOR REPAIRING AND RENOVATION I/C PROVIDING AND FIXING PROFILE SHEET OF WAREHOUSE NO.-2, 3 & 4 AT IGNOU CAMPUS MAIDAN GARHI, NEW DELHI AS DEPOSIT WORK.

CPWD has provided the preliminary estimate amounting to Rs.88,17,850/- i/c 4.25% ESI & EPF & 5% contingencies for civil part as per request received from Registrar, MPDD for repairing and renovation i/c providing and fixing profile sheet, toilet repairing work, drinking water facility etc. of warehouse No.2, 3 & 4. The scope of work has been discussed in detail. The committee noted that by providing pre-coated galvanized steel sheet roofing over existing AC sheet roof will increase the life of the buildings and the present leakages from roof which are damaging the books stored in warehouse can be avoided. The repairing of toilets, damaged plaster, painting etc. are required for maintaining hygienic conditions.

After due deliberations the committee has considered and approved the preliminary estimate amounting to Rs.88,17,850/- submitted by CPWD for repairing and renovation i/c providing and fixing profile sheet of warehouse no.2, 3 & 4 at IGNOU Campus Maidan Garhi, New Delhi as deposit work.

- 82.07: TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.16,41,600/- PROVIDED BY CPWD FOR PROVIDING AND FIXING OF G.I CHAIN LINK FABRIC FENCING AND TWO NOS. M.S GATE OF HORTICULTURE CELL AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI.

CPWD has provided preliminary estimate amounting to Rs.16,41,600/- i/c 7% cost index, 4.25% ESI & EPF and 5% contingencies for civil part as per the request of Horticulture Cell for providing and fixing of G.I chain link fabric fencing and two Nos. M. S gate of Horticulture Cell at IGNOU Campus, Maidan Garhi, New Delhi. The G.I. chain link fabric fencing is essential as the entry of Neal Gaye at Horticulture cell nursery is required to be avoided. The chairman, Horticulture Cell also informed the committee that the existing gates are in damaged conditions and requires replacement. The committee noted the status.

After due deliberations the committee has considered and approved the estimate amounting to Rs.16,41,600/- provided by CPWD for providing and fixing of G.I chain link fabric fencing and two nos. M. S gate of horticulture cell at IGNOU Campus, Maidan Garhi, New Delhi as deposit work.

- 82.08: TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.14,12,800/- PROVIDED BY CPWD FOR REPAIR/RENOVATION OF 05 ROOMS OF HORTICULTURE CELL AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI.



CPWD has provided preliminary estimate amounting to Rs.14,12,800/- {Civil part 10,25,600 i/c 7% cost index, 4.25% ESI & EPF & 5% contingencies + Electrical part 3,87,158/- 3.94% ESI & EPF & 5% contingencies and 1% labour cess} for repairing and renovation of 05 rooms i/c providing false ceiling, roof sheet, increasing plinth height, wall plaster, painting etc. of Horticulture Cell at IGNOU Campus. Chairman, Horticulture Cell informed to the committee that these rooms are constructed by CPWD contractor as his site office during 90's and Horticulture Cell is using these rooms since then. The rooms are with temporary roofing and causing regular leakages during rainy season and also with poor quality flooring and finishes. The complete renovation including changing the roof sheet, increase in plinth height to avoid entry of rain water proper finishes are required for regular office usages of these rooms by Horticulture Cell.

After due deliberation the committee has considered and approved the estimate amounting to Rs.14,12,800/- provided by CPWD for repair/renovation of 05 rooms of Horticulture Cell at IGNOU Campus, Maidan Garhi, New Delhi as deposit work. The committee is of opinion that CPWD is required to call composite tender for the works of agenda item No.82.05, 06, 07 & 08 to have a good competition among the bidders.

82.09: TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO RS.19,65,85,000/- PROVIDED BY CPWD FOR CONSTRUCTION OF REGIONAL CENTRE BUILDING AT IMPHAL, MANIPUR.

CPWD has prepared drawings and estimate based on DSR-2021 & DPAR 2021 for construction of Regional Centre building at Imphal, Manipur including ESI, EPF and contingencies provisions etc. for amounting to Rs.19,65,85,155/- say Rs.19,65,85,000/- {Rs.17,50,76,331 (Civil part) + Rs.2,15,08,824/- (electrical part)}.

The estimate is prepared based on the drawings for floor area 489.55 Sqm. and canopy area 18 Sqm. The proposed building is as ground floor structure.

The committee is of opinion that the estimated cost appears to be on very higher side and CPWD has considered RCC raft foundation as well as pile foundation in the estimate is the main cause for higher cost of a single floor structure. The cost of construction can be reduced by using light structure design for construction of building. CPWD can be asked to review the design and submit the estimate.

After due deliberations the committee has considered and approved the drawings and directed to request CPWD to review the design and provide the revised estimate by adopting light structure design for construction of Regional Centre Building at IMPHAL, Manipur.



82.10: TO CONSIDER AND APPROVE THE PENALTY AMOUNTING TO RS.64,90,400/- LEVIED BY GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY TOWARDS DELAY IN COMPLETION OF CONSTRUCTION OF REGIONAL CENTRE BUILDING AT NOIDA.

Greater Noida Industrial Development Authority (GNIDA) has allotted a piece of land at plot No.88 measuring 2000 Sqmt. in Sector- Knowledge Park-05, Institutional Area on lease for a period of 90 years at the cost of Rs.2,31,80,000/- for establishment of Permanent Building of IGNOU Regional Centre at Greater Noida, in 01.12.2014. The land was registered in the Name of IGNOU on 04.11.2015. The University was deposited full payment of the allotted land in one go to GNIDA on 26.06.2016.

The MoU between IGNOU and CPWD was duly signed by Registrar (Admn.) on 21.05.2018. CPWD has provided a revised estimate for construction of boundary wall stating that DSR has changed and according a revised A/A & E/S amounting to Rs.38,18,500/- was issued to the CPWD with a request to provide drawings of Regional Centre building on 03.07.2018. Initial deposit @10% of A/A & E/S was issued to CPWD on 12.07.2018. CPWD has carried out soil investigation and topographical survey by utilizing the funds provided by University and prepared the drawings for construction of R.C building on 11.12.2019. During the meeting of 74th Works Committee on 27.02.2020, the drawings were approved for construction of Regional Centre building.

Further, the estimates received from CPWD for construction of Regional Centre building and boundary wall were placed before the 75th WC meeting held on 21.09.2020 vide extract Table item No.75.01. The Committee approved the estimate for construction of building and boundary wall at cost of Rs.10,00,78,800/- though CPWD as deposit work. Accordingly, A/A & E/S was issued on 05.11.2020 to the CPWD. The earlier boundary wall work was merged with P.E. of construction work of building.

CPWD has awarded the work to the agency in May 2021 with a schedule date of completion as 12.08.2022. The work was determined 05.03.2022 due to slow progress and the balance work was awarded to M/s Rahul Builders.

CPWD has informed that the construction of RC building and boundary wall work has been completed on 03.09.2023. Accordingly, CPWD has applied to the Greater Noida Industrial Authority for obtaining Completion Certificate and NOC in respect of construction IGNOU RC building on 21.11.2023.

In response of CPWD letter on 21.11.2023, Greater Noida Industrial Development Authority (GNIDA) has demanded of Rs. Rs.64,90,400/- in respect of extension of construction time with penalty up to 03.09.2023 of allotted land vide letter No. ग्रे0नौ0/संस्थागत/2024/962-63 दिनांक 11.01.2024.

It has also been mentioned that after deposit of funds No Dues Certificate and extension of time will be issued. Calculation of construction penalty issued by GNIDA is under: -

Particulars	Period		Penalty P.M.	No. of Month	Penalty Amount
Construction of Time Without Penalty (3 Years) as per lease	04.11.2015	03.11.2018	0.00%		

deed C-705					
Construction Time with Penalty (3 Years)	04.11.2018	03.04.2020	0.50%	17.00	19.70,300
Construction Time Without Penalty (Max-One Year As per office order GNIDA/Builders/2022/2687 dated 17.08.2022)	04.04.2020	03.04.2021	0.00%		
Construction Time with Penalty (3 Years)	04.04.2021	03.11.2022	0.50%	19.00	22.02.100
Construction Time With Penalty (4 th Years)	04.11.2022	03.09.2023	1.00%	10.00	23.18.000
TOTAL CONSTRUCTION PENALTY WHOLE PROJECT					64,90,400

University has requested Chief Executive Officer, Greater Noida Industrial Development Authority (GNIDA) to waiver off the penalty imposed in delay in completion of building vide letter dated 11.01.2024. Further, as intimated by Regional Director, an undertaking was also provided to GNIDA to issue provisional NOC to get electricity connection and water connection so that Regional Centre can shift to newly constructed building.

Accordingly, an undertaking was also provided to GNIDA to get provisional NOC and completion certificate. After receipt of undertaking GNIDA officials have directed local electricity board to provide electricity connection.

The building has already been inaugurated by Sh. Dharmendra Pradhan, Hon'ble Minister of Education and Skill Development and Entrepreneurship, GOI on 07.02.2024. The Greater Noida Authority, Gautam Bhudha Nagar has not yet issued the NOC and Occupancy Certificate of the newly constructed Regional Center Building. Regional Director informed that, it will only be issued only after the payment of Penalty amounting of Rs.64,90,400/-.

After due deliberations, the committee has considered and approved the penalty amounting to Rs.64,90,400/- levied by Greater Noida Industrial Development Authority towards delay in completion of construction of Regional Centre Building at NOIDA. It is also directed that efforts to be made for waiver/reduction of penalty amount as per the latest guidelines of authorities regarding exemption for COVID period, Ban imposed in construction activities by DPCC in NCR etc.

82.11:- TO CONSIDER AND APPROVE THE REVISED AGREEMENT OF MSTC FOR DISPOSING OFF 16 NOS. RESIDENTIAL FLATS, AT IGNOU RC KOLKATA THROUGH AUCTION BY AUTHORIZING R.D. KOLKATA WITH 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 sale of flats.

The matter was placed before the 156th meeting of Board of Management held on 12.07.2023 vide extract No.BM.156.12.1 it was 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 and to get base price/market price from the Govt. approved valuer the same will be compared with the market price/base price mentioned in the Web Portal of Registration & Stamp Revenue, Govt. of West Bengal. The higher rates of flats will be taken as base price for auctioning through MSTC.

In Compliance of decision, after receipt of base price/market price from Govt. approved valuer compared with the market price/base price mentioned in the Web Portal of Registration & Stamp Revenue, Govt. of West Bengal. The matter has been placed before the 81th Works Committee meeting held 19.09.2023 vide extract No.81.8. After due deliberation the committee has considered and approved 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.

Clause 9.1 of the agreement already signed between IGNOU and MSTC states that MSTC shall be entitled to a service charge of 10% (excluding GST) on the value of the material disposed. In this regard, the clarification has been sought from MSTC regarding higher service charge@10% for auctioning of flats. MSTC has stated that University will have to sign a fresh agreement for sale of properties as the services for e-sale of properties and scraps are different.

MSTC has provided draft selling agency agreement with the provision of service charges of 1.8% (GST extra as applicable) of sale value for each single property of the clause 9.1. The draft selling agency agreement has been vetted by the legal cell and concurred by F&A Division of the University.

After due deliberations, the committee has considered and approved the revised agreement of MSTC for disposing off 16 Nos. residential flats of IGNOU at Kolkata through auction by authorizing R.D. Kolkata with reserve price of Rs.3,69,38,859/-.

82.12: 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. 67,20,00,300/- 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 and statutory approvals. CPWD have obtained the NOC from Delhi Urban Art Commission, Airport Authority of India and conditional approval of Delhi Fire Service.



The Chief Architect, CPWD has provided the approval of BPAC vide their letter dated 19.07.2023 and accorded the approval for construction of Administrative Building. In the stated letter all details regarding approval/NOC's received from statutory authorities are also provided.

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.

To get the clearance from Ridge Management Board the proposal was prepared along with PPT and submitted to Principal Chief Conservator of Forest to place it in the meeting of RMB.

The meeting of Ridge Management Board was held on 24.08.2023 and the proposal was considered by the Board and decided to recommend the proposal for consideration of Central Empowered Committee subject to the following conditions:-

1. 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.
2. The User Agency shall obtain necessary permission under Forest (Conservation) Act, 1980 for use of area falling within the ridge area.

The recommendations of Ridge Management Board have been take-up by the Central Empowered Committee in its meeting held on 06.10.2023. During deliberations of CEC, the Chief Conservator Forest and Dy. Conservator have been asked to clarifications regarding whether the proposed construction site is falling under the area of Reserve Forest or Geomorphological Ridge only.

In this regard, the issue is being pursued with Dy. Conservator Forest to provide his recommendations as per the land documents of University. The Forest officials are intimated that as per STF report some part of allotted land of university was also shown as part of



reserved forest. The Khasra in which Administration Block to be take-up is not partitioned by Revenue Authorities.

The DCF Forest has also requested Sub-Divisional Magistrate (Saket) to carryout partitioning/Tatima of the khasra where the proposed site of construction of Administration Block is falling. SDM, Saket has also called for a meeting and asked university to engage an approved surveyor for carryout the partitioning of the khasra.

Meanwhile, Central Empowered Committee has visited the university campus on 18.10.2023 and noted the status of land proposed for construction of administration block. It is assured by the committee that the university's proposal will be considered for approval.

CPWD officials have been requested to engage approved land surveyor to prepare the status of land in khasra No.574. CPWD has submitted the demarcation map of Khasra No.574 prepared by Revenue Department approved surveyor.

The survey report provided by CPWD has been forwarded to SDM (Saket) for carrying-out the partitioning/Tatima of khasra No.574 but SDM has not proceeded with the partitioning stating that the allotted land to IGNOU was on lease basis and there is no details of allotment to Forest Department and the complete ownership is with DDA. Accordingly, partitioning/Tatima of khasra was not done.

Meanwhile, to resolve the issue Pro-Vice-Chancellor's of University have met District Magistrate, South Delhi. He informed to approach CEC with land details and if CEC desires any inputs then Revenue Department will provide the status report to CEC for consideration.

The University has requested Central Empowered Committee (CEC) along with all land details, demarcation map of Khasra No.-574 of village Maidan Garhi got done Revenue Deptt. approved surveyor to consider the proposal of University and provide the approval to construct Administrative Block in the proposed location.

The Works Committee has noted the status report and asked to take-up the issue with the Lt. Governor of NCT of Delhi to resolve the issue of tree cutting to take-up the construction of Administration Block at an early date.

82.13: TO CONSIDER THE STATUS REPORT OF THE PROPOSAL OF REGIONAL SERVICES DIVISION FOR DISPOSAL OF IGNOU'S PREMISES AT SANCHI COMPLEX, AT BHOPAL, M.P.

The 81st Works Committee has approved the proposal of RSD for disposal of IGNOU's premises at Sanchi Complex, at Bhopal. The items was placed in 157th Board of Management vide item No.



B.M-157.32.1 and the same has been approved. The Regional Centre is in process of disposal and it is observed that the building was not registered in the name of University. Accordingly, Regional Services Division has provided the status of registration of IGNOU premises at Sanchi Complex, Bhopal as on 19/03/2024 are as under:-

- i) In response to a offer for office premises received from Estate Officer Madhya Pradesh Housing Board, EM Zone Bhopal vide their letter number 20082/HBC/E-BPM dated 14/12/99(Annexure 1) a proposal for purchase of premises on 3rd floor of Sanchi Complex Bhopal measuring 7858 sq ft @Rs 1100/- per sq. ft total amounting to Rs 86,49,800/- was submitted by Dr. D D Kaushik, then Regional Director RC Bhopal to Dr P K Mehta Pro Vice Chancellor vide letter number PA/RD/Bldg./Bhopal/99 dated 14/12/1999(Annexure 2). In addition annual lease rent of Rs 86438/-, maintenance charges @Rs 2000/- per annum, common service charges and documentation charges were payable as per the terms and conditions. MPHIB had also mentioned in their offer letter that if the University chose to pay for lease rent for 11 years in advance the same treated to have been paid 30 years (86438/- *11 = 9,50,818/-).
- ii) Madhya Pradesh Housing Board had also mentioned in the offer letter that premises has to be got registered after making full payment before taking over the possession.
- iii) Payment of Rs 96, 00.618/- was released by IGNOU HQs vide letter dated 11/01/2000 to RC Bhopal vide DD number 086143,086145,086153 and 0866144. Letter of allotment was issued by the MPHIB vide their letter dated 14/01/2000.
- iv) As per the communication received from Regional Director (i/c) RC Bhopal vide his letter number 16/03/2000 had informed that possession of the building was taken on 08/03/2000. The RC had also communicated the format of the registry to RSD with copy to Registrar (Admn)/CMD/. However, the Legal Cell of IGNOU did not agree to the terms and conditions laid down in the lease deed by the MP Housing Board (MPHB). The Dr P Siva Swaroop, then Regional Director vide his letter dated 17.06.2004 had written to MPHIB regarding incorporating suggestions of the legal cell into the agreement. The MPHIB vide letter dated 31/08/2004 had informed that the same was the general format used by MPHIB and that no amendments or corrections were possible whatsoever (being general format). Later the then RD had sent a letter to MPHIB (Annexure 3) dated 21.02.2005 for reconsideration of the request dated 17.06.2004, to which there was no response. RC Bhopal continued to follow up the matter.
- v) In the minutes of the meeting held at RSD dated 12/2/2009, it was decided that the University may agree to the T & C in the deed of MPHIB and decided that University may continue in existing premises till upcoming building at Area Hills comes into existence.
- vi) As reported by Senior Regional Director RC Bhopal, the dues w.e.f. 01.04.2002 to 18.10.2023 of Rs 12,04,629/-, land maintenance charges w.e.f. 01/04/2001 to 31/01/2024 @Rs 2000/- (total amounting to Rs 46000/-) and registration cost of Rs.15,50,000/- as stated by the MPHIB has to be paid to get the premises registered.
- vii) As per the decision taken Board of Management in its 158th meeting held 26/09/2023 it was decided that unutilised premises at Sanchi Complex Bhopal may be disposed off. This decision was confirmed in its 158th meeting held on 27/12/2023.
- viii) The Regional Centre Bhopal has submitted the format of lease agreement and sale deed for approval which has been concurred by legal cell. The existing lease deed will be over by 2029 and



therefore RC Bhopal is taking up the matter with MPHB to find out the procedure for disposal of the premises through sale.

The Work Committee has noted the status report of the proposal of Regional Services Division for disposal of IGNOU's premises at Sanchi Complex, at Bhopal, M.P and directed to review the proposal of disposal of the IGNOU premises without carrying out the registration in the name of University as the existing lease deed is going to be expiring by 2029. Regional Services Division is directed to carry out a cost benefit analysis of disposal.

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

The present status of RC land and status of building are as under: -

Status	No. of Regional Centre	Location of Regional Centres
Details of RC land and existing buildings of Regional Centres	21	Aizwal, Jodhpur, Rajkot, Trivandrum, Ahmedabad, Bhubaneswar, Bhopal, Cochin, Jaipur, Karnal, Lucknow, Madurai, Patna, Raipur, Shillong, Agartala, Bangalore, Jammu, Noida, Pune, Port Blair.
Details of RC land and ongoing construction works of Regional Centres Buildings.	01	Vijayawada
Details of RC land available with university for taking-up construction works of Regional Centres Buildings.	05	Imphal, Itanagar, Kohima, Nagpur, Vatakara.

At present, construction of Regional Centres Buildings is in progress at Vijayawada only.

The Works Committee noted the details of Regional Centres land and building construction status all over the country.

82.15: THE LATEST STATUS REPORT OF OUTSTANDING AND SETTLED AUDIT PARA OF CMD.

The Works Committee noted the status of outstanding and settled audit paras of Construction & Maintenance Division and directed to make further efforts to settle the pending audit paras.



82.16: THE PRESENT STATUS OF ARBITRATION/COURT CASES.

The Works Committee has noted the status of Arbitration/Court Cases and asked Member Secretary to convene the meeting of the revised notified committee for the early resolution of the matters.

82.17: TO CONSIDER THE STATUS REPORT OF THE PROPOSAL OF REGIONAL SERVICES DIVISION FOR RETURNING OF LAND AT VATAKARA TO GOVT. OF KERALA.

The 81st Works Committee has approved the proposal of RSD for returning of land at Vatakara to Govt. of Kerala. The items was placed in 157th Board of Management vide item No.-B.M-157.32.1 and the same has been approved. The Regional Centre is in process of returning of land to Govt. of Kerala by following due procedures.

The Works Committee noted the status report of proposal of Regional Services Division for returning of land at Vatakara To Govt. of Kerala and directed to take-up the issue with higher officials of Govt. of Kerala for early resolution.

82.18: TO CONSIDER THE STATUS REPORT OF THE PROPOSAL OF REGIONAL SERVICES DIVISION FOR DISPOSAL OF VACANT LAND OF TWO PLOTS AT RC PUNE.

The 81st Works Committee has approved the proposal of RSD for disposal of vacant land of two plots at RC Pune. The items was placed in 157th Board of Management vide item No.-B.M-157.32.1 and the same has been approved. The Regional Centre is in process of returning of land to Pune Municipal Corporation by following due procedures.

The Works Committee noted the status report of proposal of Regional Services Division for returning of two pieces of unutilized land at Pune and directed to take-up the issue with higher officials of Govt. of Maharashtra for early resolution.

82.19: TO CONSIDER THE STATUS REPORT OF THE PROPOSAL OF REGIONAL SERVICES DIVISION FOR RETUNING THE TWO PIECES OF UNUTILIZED LAND IN BANGALORE TO GOVT. OF KARNATAKA.

The 81st Works Committee has approved the proposal of RSD for retuning the two pieces of unutilized land in bangalore to Govt. of Karnataka. The items was placed in 157th Board of Management vide item No.-B.M-157.32.1 and the same has been approved. The Regional Centre is in process of returning of land to Govt. of Karnataka by following due procedures.

The Works Committee noted the status report of proposal of Regional Services Division for returning of two pieces of unutilized land at Karnataka and directed to take-up the issue with higher officials of Govt. of Karnataka for early resolution.



TABLE ITEM No.-82.01 : TO CONSIDER AND APPROVE THE ESTIMATE AMOUNTING TO Rs.4,89,27,752/- PROVIDED BY CPWD FOR RENOVATION OF TOILET BATH AND KITCHEN OF TYPE-I TO TYPE-IV QTRS. (TYPE-I= 20 NOS., TYPE-II= 25 NOS., TYPE-III = 25 NOS., TYPE-IV = 10 NOS. TOTAL 80 NOS. OF FLATS) MGRC FLATS AT IGNOU CAMPUS, MAIDAN GARHI, NEW DELHI.

During progress review meeting with CPWD officials held on 21.12.2023, CPWD officials have been requested to provide estimate for renovation of toilets and kitchen of another 80 Nos. of flats of type-I to type-IV as university is received requests from many allottees to get the up-gradation works done in their flats.

CPWD has provided the estimate for renovation of toilet bath and kitchen of type-I to type-IV qtrs. (Type-I= 20 Nos., Type-II= 25 Nos., Type-III = 25 Nos., Type-IV = 10 Nos. Total 80 Nos. of flats) MGRC flats at IGNOU Campus, Maidan Garhi, New Delhi amounting to Rs.4,89,27,752/- [Rs.3,92,07,100/- including 4.25% for ESI & EPF provision and 3% contingencies (Civil Part) and Rs.97,20,652/- including 3.94% for ESI & EPF provision and 5 contingencies (electrical part)]

After due deliberations, the Works Committee has considered and approved the estimate amounting to Rs.4,89,27,752/- provided by CPWD for renovation of toilet bath and kitchen of type-I to type-IV qtrs. (type-I= 20 Nos., type-II= 25 Nos., type-III = 25 Nos., type-IV = 10 Nos. total 80 Nos. of flats) MGRC flats at IGNOU Campus, Maidan Garhi, New Delhi as deposit work to CPWD.

TABLE ITEM No.-82.02 : STATUS REPORT OF NEWLY CONSTRUCTED REGIONAL CENTRES IS PLACED FOR CONSIDERATION OF WORKS COMMITTEE.

The Works Committee has noted the status report of newly constructed RC Buildings and directed to prepare an inventory of all the newly completed Regional Centre Buildings be placed in next Works Committee meeting.

The meeting ended with thanks to Chair.



(Y. Nooruddin)
Chief Project Officer(i/c)
& Member Secretary

To:-
All Members