

**MINUTES OF THE THIRTY NINTH MEETING OF THE BUILDING ADVISORY COMMITTEE HELD AT CITY CAMPUS ON 6<sup>th</sup> October, 2017 AT 1100 HRS.**

The Thirty Ninth Meeting of the Building Advisory Committee was held on 6<sup>th</sup> October, 2017 at City Campus of Central University of Punjab, Bathinda. The following members were present in the meeting:

1. Prof. P. Ramarao, Dean Academic Affairs, CUPB - **Chairman (Officiating)**
2. Dr. Jagdeep Singh, Registrar, CUPB - **Member Secretary**
3. Er. N. K. Verma, Retd. Chief Engineer, CSIR - Member
4. Prof. V. K. Garg, Dean of EVST Department, CUPB - Member
5. Dr. Sanjeev Kumar, COC, Centre for Plant Sciences - Member
6. Mr. Ajit Singh, Finance Officer, CUPB - Member
7. Prof. Manjeet Bansal, Head of Civil Engineering, GZSCET, Bathinda - Member
8. Er. Manjit Singh, Superintending Engineer, PSPCL, Patiala - Member
9. Er. Prem Sagar, University Engineer, CUPB - Member
10. Ar. Ripu Daman Singh, Head of Architecture, GZSCET, Bathinda - Member
11. Dr. J. S. Bilga, Consultant (Horticulture), CUPB - Member
12. Ar. Jatinder Kaur, Associate Professor, GZSCET, Bathinda - Special Invitee
13. Er. Puneet Singh, Assistant Engineer, CUPB
14. Mr. Balakumar, Project Manager, EIL - Representative of EIL
15. Mr. B. C. Pant, RCM, EIL site office - Representative of EIL
16. Mr. R. K. Mishra, EIL - Representative of EIL
17. Mr. Sajjan Kumar Singh, Deputy Manager, EIL - Representative of EIL
18. Ar. Pradeep Sachdeva, Architect - PSDA
19. Ar. Abhishek, Junior Architect - Representative of PSDA
20. Mr. Zakaria, Partner - KSMB & Sons
21. Mr. Khalid, Planning Engineer - KSMB & Sons
22. Mr. B. K. Pandey - KSMB & Sons
23. Mr. Mushtaq - KSMB & Sons



The Chairman and Dean Academic Affairs, Central University of Punjab extended a warm welcome to the members to the 39<sup>th</sup> meeting of Building Advisory Committee. He informed all the members that 5 star rating for Master Plan of CUPB main campus has been granted by GRIHA Council, New Delhi and congratulated all the members of the BAC for the achievements. He suggested that in the first instance in house discussion of the agenda items by the BAC members may be held and there after the representatives of EIL, M/S PSDA and M/s KSMB may be called for discussions. He requested Member Secretary to present the Agenda Items for deliberations and decisions.

The Member Secretary, Dr. Jagdeep Singh presented the Agenda Items and the discussion/ decisions were as under:-

**Item: BAC: 39:2017:1**

**To confirm the minutes of the Thirty Eight Meeting of Building Advisory Committee.**

The Member Secretary informed that the Minutes of the 38<sup>th</sup> meeting were circulated to all the members of BAC and since no comments from the members were received therefore the minutes as circulated may be approved.

Accordingly the BAC approved the minutes of 38<sup>th</sup> meeting of BAC held on 08.09.2017 **(Annexure – 39.1).**

**RESOLVE:**

The committee noted and approved the minutes of the 38<sup>th</sup> meeting of Building Advisory Committee held on 08.09.2017

**Item: BAC: 39:2017:2**

**To consider the Action Taken Report (ATR) on the decisions of Thirty Eight Meeting of the Building Advisory Committee at Annexure 39.2.**

The ATR on the decisions taken in the Thirty Eight Meeting of the Building Advisory Committee, held on 08.09.2017, was noted with the observations:

- i. The Member Secretary informed that the overall scheme of Storm Water Drainage was discussed by the Committee its 31<sup>st</sup> meeting of SCBAC and the Architect was again instructed to finalize the scheme as already informed positively by 30<sup>th</sup> October 2017.
- ii. The BAC was informed that the contractor has given time schedule to complete the work by 31<sup>st</sup> July 2018. Further the matter of overall completion of Phase -1 A & 1B was also discussed with M/s PSDA and M/s EIL in the 31<sup>st</sup> Subcommittee meeting and the details of the discussions are recorded in the minutes as **Annexure – 39.3.**

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**RESOLVE:**

The Building Advisory Committee noted the Action Taken Report and issued instruction for compliance on various issues as detailed above by KSMB, Architect & EIL.

Item: BAC: 39:2017:3

To discuss and confirm the minutes of the Thirty First Meeting of Sub Committee of Building Advisory Committee at Annexure 39.3.

The Minutes of the Thirty First (31<sup>st</sup>) Meeting of Sub Committee of Building Advisory Committee held on 6<sup>th</sup> October 2017 were perused by the BAC. All the recommendations made by SCBAC were approved for further implementations.

**RESOLVE:**

The committee approved the minutes of the 31<sup>st</sup> meeting of Sub Committee of Building Advisory Committee held on 6<sup>th</sup> October 2017 (Annexure - 39.3).

Item: BAC:39:2017:4

To discuss the progress and monitoring work of construction of main campus for Phase-1A with respect to schedule and PERT chart already submitted by PMC (Annexure-39.4).

Mr. Balakumar, Project Manager, EIL presented the progress report of Phase -1A. The up to date construction progress of work was 48.2% up to 30.09.2017 against stipulated progress of 100% (Annexure 39.4). The completion date of Phase -1A and Phase -1B was projected as on 31.07.2018. Detailed discussions were held regarding the stage wise completion of the various buildings. The committee noted that it was possible for KSMB/EIL to handover the buildings in a Phase wise manner from March 2018 onwards. It was decided that CUPB would assess the priority of buildings for completion and convey to EIL/KSMB accordingly.

It was brought out in the meeting that M/s KSMB would have to mobilise all his resources and increase the present labour strength to more than 1000 per day. The contractor informed that action has already been initiated and there is increase in manpower every day. KSMB also said that the labour strength would certainly be around thousand by first week of November 2017.

The committee desired that EIL/KSMB should ensure one sample room in Academic Block, Hostels, Guest House and Residences should be got prepared including attached toilets within one month.

**RESOLVE:**

The Committee considered the above issues and resolved to:



1. EIL to revise the time schedule of phase – 1A construction and complete the construction work for Phase – 1A till May 2018 with stage wise handing over of buildings commencing from March 2017 based on the priorities already decided by CUPB.
2. Instructed M/s KSMB & sons to mobilize all his resources and increase the present labour strength to more than 1000 per day by First week of November 2017.
3. Directed EIL and KSMB & Sons to ensure one sample room in Academic Block, Hostels, Guest House and Residences should be got prepared including attached toilets within one month.
4. Approved the recommendation of 31<sup>st</sup> Subcommittee of BAC held on 5-10-2017 in this regard.

Item: BAC:39:2017:5

To discuss the progress and monitoring work of construction of main campus for Phase-1B with respect to schedule and PERT chart already submitted by PMC (*Annexure-39.5*).

The RCM EIL presented the progress report of Phase -1B and informed that the construction progress was 9.5% against required construction progress of 33.2 % up to 30.09.2017. EIL stated that the work is behind schedule and delay needs to be compensated by deploying additional manpower immediately. M/s KSMB & Sons assured that the progress of work would improve within one month.

RESOLVE:

BAC instructed EIL to ensure completion of Phase -1B works within the stipulated completion period.

Item: BAC:39:2017:6

To discuss the pending issues for the completion of Main Campus of CUPB with M/s PSDA/EIL at *Annexure-39.6*.

These were discussed in the meeting of Subcommittee as per *Annexure 39.3*.

RESOLVE:

The recommendations of the 31<sup>st</sup> meeting of SCBAC were discussed in detail and approved in this regard at *Annexure – 39.3*.

Item: BAC:39:2017:7

To discuss the comments of EIL on reply of M/s PSDA at *Annexure-39.7*.

The Subcommittee in its 31<sup>st</sup> meeting examined the comments of the EIL and has recommended as per 31<sup>st</sup> minutes of SCBAC that penalty will be lived on PSDA as per the contract conditions.



**RESOLVE:**

The committee resolved as under:

- a. Penalty to the M/s PSDA as per contract provisions should be imposed.

Item: BAC:39:2017:8

To discuss the budget allocation of Rs. 76 cr. for the FY 2017-18 for Phase-1A, Phase-1B and Construction of Main Entrance Corridor, Campus Development & other infrastructure at Annexure-39.8

It was noted by the committee that the Rs. 51 crores out of Rs. 76 crores was allocated for financial year 2017-18. This allocation includes expenditure on the balance works for completion of Phase 1A & 1B works beside furniture for Academic Block, Guest House and Hostels. The recommendation of the Sub Committee for action by CUPB in the matter was accepted by the BAC as per the 31<sup>st</sup> minutes of meeting of SCBAC at Annexure 39.8.

**RESOLVE:**

The committee resolved as under:

- a. The recommendations of the 31<sup>st</sup> SCBAC meeting were discussed in detail and approved at *Annexure – 39.3*.

Item: BAC:39:2017:9

To discuss the details of M/s KSMB & Sons through letter no. KSMB/EIL/BHATHINDA-03/2909/2017 dated 29.09.2017 addressed to Mr. S Balakumar, PM, EIL with copy to Registrar & Others at Annexure-39.9.

The recommendations of the Subcommittee in its 31<sup>st</sup> meeting on this issue were approved by BAC. Further to the recommendations of sub Committee on the matter of GST, Finance Officer, CUPB stated that as per notification no. 24/2017 CENTRAL TAX DEAPRTMENT 21.09.2017, CUPB being a fully funded University of the Central government is covered under 12% GST in place of 18%. This would be conveyed to EIL accordingly. The member Secretary and Registrar CUPB requested Mr. Balakumar to fix a meeting on 12<sup>th</sup> October 2017 with Finance of EIL in Delhi to discuss all matters pertaining to applicability of GST on this project in order to ascertain the Financial implication on CUPB.

**RESOLVE:**

The pending issues for the completion of Main Campus of CUPB with M/s PSDA/EIL as recommended by SCABAC in its 30th meeting were approved by BAC vide Agenda Item no. 38:2017:5 at *Annexure – 38.5*.



Item: BAC:39:2017:10

To discuss the release of payment to CPWD, Ludhiana Central Division, Ludhiana for Main Entry Road to Central University of Punjab, Bathinda already completed Annexure-39.10.

The SCBAC in its 31<sup>st</sup> meeting examined the release of payment to CPWD, Ludhiana Central Division for Main Entry Road to Central University of Punjab, Bathinda already completed and noted that CPWD has made expenditure much beyond the initial Administrative Approval given to them by CUPB. The University may seek explanation from CPWD for unauthorized initial expenditure in first instance.

RESOLVE:

The committee resolved as under:

- CUPB to seek explanation from CPWD regarding unauthorized additional expenditure in the first instance.

Item: BAC:39:2017:11

Any other item with the permission of the Chair

NIL.

Item: BAC:39:2017:12

Current Agenda

NIL.

Item: BAC:39:2017:13

Fixing date of next meeting of the Building Advisory Committee

The meeting ended with thanks to the Chair.

Dr. Jagdeep Singh  
Registrar & Member Secretary

Minutes Approved

Prof. P. Ramarao  
Acting Vice Chancellor & Chairman  
Building Advisory Committee