



SIKKIM UNIVERSITY

MINUTES OF 31ST MEETING OF THE FINANCE COMMITTEE
HELD THROUGH ONLINE / OFFLINE MODE AT MEETING HALL BARAD
SADAN, SIKKIM UNIVERSITY, GANGTOK, SIKKIM - 737102
ON 28TH FEBRUARY 2022 FROM 11:30 A.M. ONWARDS

Members present:

- | | |
|---|---|
| 1. Prof. Avinash Khare, Vice-Chancellor | Chairman |
| 2. Prof. Pramod Tandon [EC'S Nominee] | Member |
| 3. CMA (Dr.) B.B. Mishra [EC'S Nominee] | Member |
| 4. Dr. A.N. Shankar [EC'S Nominee] | Member |
| 5. Shri Mrytyunjay Behara [Visitor's Nominee] | Member (Represented by
Mr. Praveer K. Saxena, US (CU),
MoE) |
| 6. Mrs. Darshana M. Dabral [Visitor's Nominee] | Member (Represented by
Mr. Mohammad Rizwan, Director
(Finance), IFD, MoE) |
| 7. Dr. Jitendra K. Tripathi [Visitor's Nominee] | Member |
| 8. Shri K.V.S. Kameswara Rao, Registrar | Special Invitee |
| 9. Shri Pratap Keshari Dash [Finance Officer] | Secretary |

Shri C.B. Chhetri, Dy. Registrar (F) I/c was present to assist the Committee.

Having been attained the quorum of the meeting, the Chairman called the meeting to order. The Chairman welcomed the members to the 31st meeting of the Finance Committee as under:

1. Prof. Pramod Tandon, Ex-VC of NEHU and EC's Nominee
2. Dr. J.K. Tripathi, Joint Secretary (CU), UGC as Visitor's Nominee
3. Shri Md. Rizwan, Director (Finance), as representative of JS&FA (IFD), MoE
4. Shri Praveer K. Saxena, Under Secretary (CU), MoE as representative of JS (CU), MoE.

The Chairman welcomed the new members to the 31st meeting of the Finance Committee as under:

1. CMA (Dr.) Braja B. Mishra, Finance Officer, Tezpur University and EC's Nominee
2. Dr. Appalla N. Shankar, Associate Professor, Department of Commerce and EC's Nominee
3. Shri K.V.S. Kameswara Rao, Registrar of Sikkim University as a Special Invitee
4. Shri Pratap K. Dash, Finance Officer & Secretary to the Finance Committee.

The Chairman extended thanks to the outgoing members for their valuable contributions:

1. Prof. Debi P. Sarkar, Former Director, IISER, Mohali & Professor, Department of Biochemistry, University of Delhi
2. Prof. S.S. Mahapatra, Department of Commerce, Sikkim University
3. Prof. Nawal K. Paswan, Former Finance Officer (I/c)

The Chairman requested Finance Officer to present the Agenda item as Secretary of the Finance Committee. Having received the permission from the Chairman, the agendas were taken up one by one with information to the Committee on the comments of UGC & IFD on each of the Agenda items received before the date of meeting. The Minutes of the 31st Meeting of the Finance Committee is placed below:

SECTION – 1
CONFIRMATION OF THE MINUTES &
ACTION TAKEN REPORT

31.1.1 Confirmation of the minutes of the 28th meeting of the Finance Committee held on 17th May, 2021:

Subject to strict compliance of relevant statutory provisions of the University and also strict compliance of the related Govt. of India instructions and guidelines including those issued by the Central Vigilance Commission, the Committee confirmed the minutes of 28th meeting of the Finance Committee held on 17th May, 2021.

31.1.2 Confirmation of the minutes of the 29th meeting of the Finance Committee held through circulation of Agenda:

Subject to strict compliance of relevant statutory provisions of the University and also strict compliance of the related Govt. of India instructions and guidelines including those issued by the Central Vigilance Commission, the Committee confirmed the minutes of 29th meeting of the Finance Committee held through circulation of agenda on 6th July, 2021.

31.1.3 Confirmation of the minutes of the 30th meeting of the Finance Committee held through circulation of Agenda:

Subject to strict compliance of relevant statutory provisions of the University and also strict compliance of the related Govt. of India instructions and guidelines including those issued by the Central Vigilance Commission, the Committee confirmed the minutes of 30th meeting of the Finance Committee held through circulation of agenda on 15th December, 2021.

31.1.4 Action Taken Report on the minutes on the minutes of the 28th 29th and 30th meeting of the Finance Committee held on 17.05.2021, 02.07.2021 & 15.12.2021 respectively:

After due deliberations, the Finance Committee noted the Action Taken Report on the minutes of 28th, 29th & 30th meeting of the Finance Committee held on 17.05.2021, 06.07.2021 & 15.12.2021 respectively, subject to strict compliance of relevant statutory provisions of the University and also strict compliance of the related Govt. of India

instructions and guidelines including those issued by the Central Vigilance Commission, the.

SECTION – 2
REPORTING ITEMS

31.2.1 Submission of the Audited Annual Accounts for the year 2020-21 to the Ministry of Education:

The Committee noted the submission of the Audited Annual Accounts along with Separate Audit Report (SAR) 2020-21 to the Ministry on 18.02.2022 and advised to settle the discrepancies if any in the SAR for the FY 2020-21.

31.2.2 Handing over of the buildings completed under Package-I of Phase-I to the University:

The Committee noted the handing over of buildings completed under Pkg-I of Phase-I subject to following the rules of Govt. of India/UGC guidelines by ensuring all types of clearances from Govt./Local Bodies like Fire, etc.

The Chairman of the Finance Committee informed that the Hon'ble Chief Minister of Sikkim also visited the Yangyang Campus on 18.12.2021, where HCM announced that all sorts cooperation like development of connecting roads, power supply, and required administrative support for handing over of the remaining 34.06 acres of land out of the total allotted land of 300 acres will be extended by the State Government to the University. HCM also expressed his desire to see some of the departments of the University shifting to the permanent campus at Yangang from 2022 session. Vice-chancellor assured the team led by the HCM that the University would do all the necessary to shift some of its departments to the permanent campus shortly provided the present road conditions is improved and other basic facilities are provided by the state government.

The Committee was also informed that all necessary clearances have also been obtained for carrying out the construction activities.

The Committee further sought some information about the provision of plumbing and electricity works in the constructions done under Package-I Phase-I. Hon'ble members of the house were clarified that the buildings completed under Package-I of Phase-I includes all the essential works like roof gutter with rain water pipe, laying of electrical conduits in RCC members, duct for soil pipes, external plastering work etc. which allows the finishing work to be taken up as an independent work. The committee was also informed that the balance work has been included in Package-II work.

After due deliberations, the Committee noted the handing over of the buildings constructed under Package-I of Phase-I by the contractor to the University and advised the University to ensure that all the formalities w r t handing over of the buildings may be done as per rule of Govt. of India with obtaining of all type of clearances from Govt. Local bodies like fire etc.

31.2.3 Submission of Revised Audited Utilization Certificate under XI Plan, XII Plan till 2019-20:

Subject to strict compliance of relevant statutory provisions of the University and also strict compliance of the related Govt. of India instructions and guidelines including those issued by the Central Vigilance Commission, the Committee noted the submission of Revised Audited Utilization Certificate for XI Plan, XII Plan and till the F.Y. 2019-20.

As commented by the UGC, the University to ensure that the Utilization of capital grants under XII Plan period is only upto 31.03.2019. Any unspent balance under XII Plan beyond 31.03.2019 may be incurred only with the prior approval of UGC/Govt. of India.

The Committee also directed the University to settle and refund the unspent balance under XI Plan at the earliest in consultation with the UGC Office.

31.2.4 Award of Contract (Package-II of Phase-I) of Permanent Campus construction work at Yangyang, South Sikkim:

The Committee Noted the following:

On the recommendation of the Bid Evaluation committee appointed by the Building Committee, University awarded the Package-II of Phase-I campus construction work and supervision work as under.

Name of the Work	Contractor awarded the work	Awarded value of the work	Date of the award of work
Campus Construction work under E.P.C. mode	M/s ITD Cementation India Ltd.	Rs. 314.06 crores	23.12.2021
Supervision/Authority Engineer	M/s Hindustan Steelworks Construction Limited	Rs. 9.00 crores	18.01.22

Committee after due deliberations suggested that University must obtain the approval of the MoE for extension of time for utilization of grant under Capital Assets beyond 2021-22. This is, further, subject to strict compliance of relevant statutory provisions of the University and also strict compliance of the related Govt. of India instructions and guidelines including those issued by the Central Vigilance Commission the Committee.

Some of the detailed clarifications sought by the Committee during the meeting are furnished below for the information of the Hon'ble Members:

Sl. No.	Observation of the Committee	Clarifications
01	The justification of the tendering process followed by the University.	<p>University has followed EPC mode of contract as per the following directives:</p> <p>F.No.36-1/2018-CU.V dated 20.08.2020 vide clause no 2(ii): The project has to be undertaken in EPC mode only under the supervision of a PMU (Annex-A)</p> <p>MoE vide letter No.F.No.19-33/2019-CU.Cdn, dated 13/05/2019 (Enclosed as Annex-B) instructed all the Central Universities to follow the EPC mode of contract in all major engineering works.</p> <p>MoE vide no. F.No.33-1/2012/TS-III dated 03rd June 2019 clause no. E, insisted on Execution of infrastructure projects through EPC mode only (Annex-C)</p> <p>As per Manual for Procurement of Works, 2019 issued by MoF, DoE, selection of the contractor are required to be made through open competitive bidding.</p> <p>Further the provisions of the model EPC agreement and EPC framework forwarded by MoE vide letter no. F.no. 19-33/2019- CU-Cdn dated 13.05.2019 forwarded for compliance also suggests, the selection of the Contractor and Authority Engineer (a Govt. Entity) through open competitive bidding. (Annex-D)</p> <p>In compliance to the above guidelines the University has awarded the contract by following the open competitive e-tendering procedures.</p>
02	Approved allocation of fund for the Package –II of Phase-I construction	<p>PIB's approval conveyed by the MoE (Annex-E) provides Rs. 303.55 crores for the permanent campus construction of the University. Further, University also has been given the allocation of Rs. 21.70 crores under EWS Scheme (Annex-F) for the construction of hostels. The total approval at the disposal of the University amounts to Rs. 325.25 crores for Package-II construction</p>
03	Tendering procedure followed	<p>Open Competitive E-procurement procedure was followed. The tender was published on 8th October 2021 for selection of EPC Contractor and Authority Engineer on approval of 14th Building Committee held on 29.09.2021. (Annex-G)</p>
04	The Bidders participated in the tender(s)	<p>A. EPC Contractor</p> <ol style="list-style-type: none"> i. ITD Cementation India Ltd. ii. Civil Engineers Enterprises P.Ltd iii. NCC Ltd

		<p>B. Authority Engineer (Government Entity):</p> <p>i. Engineering Projects India Ltd.(PSU) (technically not-qualified)</p> <p>ii. Hindustan Steel Works Construction Ltd (PSU).</p> <p>The minutes of the Building Committee held on 15.02.2022 by Circulation providing details on evaluation of bidders is enclosed as Annexure-H</p>
05	What was the original estimated value of the Tender and basis of estimation	<p>A. EPC Contractor: Original Estimated Value put to tender for = Rs.303.25 Crore {based on DSR 2016 with Cost Index of 2018, SPWD (SoR-2012) and non-scheduled items}</p> <p>B. Authority Engineer: Original Estimated Value put to tender = Rs.9 Crore (as per lump sum approved value of DPR 2018)</p>
06	The price quoted by the L1 bidder and value of award of contract	<p>A. EPC Contractor: L1 bidder was M/s ITD Cementation India Ltd. with quoted price of Rs.365.29 Crore.</p> <p>B. Authority Engineer: L1 bidder was M/s Hindustan Steel Works Construction Ltd (PSU) with the awarded value of work for Rs. 9 crore.</p>
07	Whether the price quoted by the L1 bidder (for EPC contract) is certified by CPWD, as reasonable.	<p>The DSR 2021 issued by CPWD is available in the public domain in website of CPWD. As per EPC mode of contract further certification by CPWD is not necessary. But the reasonability of the price was determined by considering the prescribed rates in DSR 2021.</p> <p>The reasonability of the Price is explained below: Since the original estimate was prepared based on DSR2016 with cost index till 2018, SPWD (SoR-2012) and non-scheduled items for Rs.303.25 Crore, and the tender was floated during October 2021 and awarded on January22, the revised estimate was required to be computed to ascertain the reasonability of price quoted before award of work.</p> <p>The revised estimate was computed for Rs.358.80 Crore, based on DSR 2021 with applicable cost Index, SPWD (SoR-2020) and non-scheduled items. Since the project tenure is for 36 months, which leads the inclusion of future escalations in the bid as per wholesale price index issued by CPWD from time to time which the contractor will not be allowed to claim as per the clauses of the NIT.</p> <p>If the estimated cost of Rs.303.25 Cr as per DSR 2018 is compared with estimate of Rs.358.80 Cr as per DSR 2021 then the inflation for last 3 years is 18.32%.</p> <p>Considering this as a yardstick for future inflations i.e. from 2022-25 (the contract duration) then the estimated cost of the project would amount to Rs. 424.53 Cr.</p>

		Thus, the price quoted by the Contractor for Rs.365.28 Cr is considered reasonable. The reasonability of quoted price has been confirmed by the Building Committee vide Agenda Circulated on 15.02.2022. The Minutes of the Building Committee is enclosed as Annexure- I .
08	Fund availability	The total allocations available for the project is as follows: 1. As per PIB approval = Rs.303.55 Cr 2. Allocation under EWS= Rs.21.70 Crore 3. Total Approval/Allocations = Rs.325.25 Crore 4. Less value of work awarded to Authority engineer= Rs.9 Crore 5. Less amount allocated for Furnishing= Rs.2.19 crore 6. Balance amount available for construction (Sl.3-4-5) = Rs.314.06 Crore 7. The Price quoted by the Contractor = Rs.365.29 Crore 8. Deficit in fund for awarding the whole contract (Sl.7-Sl.6) = Rs.51.23 Crore
09	The basis of deferment of work for 4 hostels and method of computing the value of the deferred work	The deferment had to be opted by the University because of limited approval/allocation of fund. The calculation of deferment of 4 hostels out of total 8 hostels were made based on the rate quoted by the contractor. Since the rates quoted by the contractor was reasonable as clarified in sl no.7, four number of hostels out of total eight, were deferred at a cost of Rs.51.23 crore. As per the letter of intent issued to the Contractor, the deferment shall be up to a maximum period of one year till the final approval of the total cost is obtained from the approving authority, failing which that portion shall be treated as de-scoped. The computation details of deferred work is enclosed as Annexure-J .

31.2.4 Requirement of grants of Rs. 105.11 crores during 2022-23 for Package-II of Phase-I (Fresh Work of Campus Construction):

The Committee noted the advice of MoE vide its letter dated 20.08.2020 about the approval of proposal for setting up of permanent campus of Sikkim University at an estimated cost of Rs.986.47 crore from the year 2007-08 to 2021-22 (including ex post facto approval) as appraised by the Project Investment Board (PIB).

Therefore, the Committee advised, the University to first obtain the approval of the MoE for extension of time for utilization of Grant under Capital Assets beyond 2021-22.

This has also been clarified in the meeting that further approval of the Standing Committee of UGC will not be required as the same has already been approved by the PIB.

31.2.5 Audited Utilization certificate for 2020-21 under Salary, Recurring, and Capital Heads:

Subject to strict compliance of relevant statutory provisions of the University and also strict compliance of the related Govt. of India instructions and guidelines including those issued by the Central Vigilance Commission the Committee noted the submission of Audited Utilization Certificate under Salary Head (OH-36), Recurring Head (OH-31) & Capital Assets Head (OH-35) for the F.Y. 2020-21.

31.2.6 Report on Quarterly Utilization of Grants for 2021-22 up to 01.01.2022 under Salary, Recurring, and Capital Heads:

Subject to strict compliance of relevant statutory provisions of the University and also strict compliance of the related Govt. of India instructions and guidelines including those issued by the Central Vigilance Commission the Committee noted the submission of Quarterly Utilization of Grants as on 01.01.2022 under Salary Head (OH-36), Recurring Head (OH-31) & Capital Assets Head (OH-35) for the F.Y. 2021-22.

31.2.8 Minutes of the 6th meeting of the Standing Audit Committee held on 14th February 2022:

The Committee advised that the university may make serious efforts to settle the outstanding Audit Paras in a time bound manner as per the time limit prescribed by the Department of Expenditure, Ministry of Finance.

The Committee noted the Minutes of the 6th Meeting of the Standing Audit Committee held on 14.02.2022. The Finance Committee also suggested further course of action while discussing the pending audit paras:

A. Internal Audit Report 2020-21

1. Loss of revenue to the tune of Rs. 12.00 lacs due to non-collection of 'Permanent Affiliation of Institution Fee' from the permanently affiliated colleges:

In addition to the steps suggested by the Standing Audit Committee (SAC), the Finance Committee suggested that the University may also write to the Secretary, Department of Higher Education, Govt. of Sikkim in case of non-receipt of fee from the colleges.

2. Irrecoverable advance of Rs. 1.02 lacs-

In addition to the steps suggested by SAC, the Committee instructed not to release advance to any contractual staff in future and inform the incumbent to settle the advance at the earliest.

3. Non-payment of semester fees of Rs.4.80 lacs during 2020-21-

In addition to the steps suggested by SAC, the committee suggested early reconciliation of semester fees and to take appropriate measures for collection of the same.

4. Overstatement of interest earned by a sum of Rs. 309774/-

The committee noted that the para is settled after due compliance.

5. Overstatement of Income from 'Fee from Students'-

In addition to the steps suggested by SAC, the committee suggested to pass appropriate entries for caution money as a liability rather than booking as income.

6. Procurements made in contravention of the GFR-2017-

In addition to the steps suggested by SAC, the committee suggested for empanelment of the suppliers on highest discount basis on different brands or also to explore the possibilities of procurement through approved suppliers of the State Government with approved rates.

7. Laboratory Equipment worth Rs.1.96 crores lying dysfunctional-

In addition to the steps suggested by SAC, the committee for early repair or disposal of equipment based on its condition. The committee also recommended the constitution of a technical committee to evaluate the present status of all the equipment and recommend for continuation/ repair/disposal.

B. Outstanding AG Audit Paras

1. **Employment of Project Management Consultant in violation of UGC Guidelines – Irregular expenditure of Rs. 1.55 crore-** In addition to the steps suggested by SAC, the Committee further noted that considering the disengagement of the PMC was also done at that point of time in compliance to the audit observations and since the project is already complete, the matter needs to be complied once again with full justifications to AG audit, for settlement of the para.
2. **An agreement entered into without the approval of the Executive Council-**The Committee noted the actions suggested by the SAC that the matter was approved originally in the meeting of the BC/FC/EC held during 2014. The drawal of agreement was reported in the subsequent meetings of the BC/FC/EC. The committee, therefore, advised to make necessary compliances to settle the para.
3. **Avoidable and unfruitful expenditure of Rs.1.03 crore-** Committee noted the action suggested by the SAC and advised to comply the matter for early settlement.
4. **Recruitment for the post of associate professor in Peace & Conflict Management-** The committee noted the action suggested by SAC to review the matter and comply accordingly to settle the observation of AG Audit.
5. **Recruitment for the post of library attendant-** The committee suggested the constitution of a sub-committee to review the case in detail and comply accordingly to settle the para.
6. **Contravention of GFR and CVV guidelines-** The Committee noted the action suggested by the SAC and advised to make necessary compliances to settle the para.

C. Public Grievances pending in the Institutes

The Finance Committee noted the following:

Pending issue: The student claims that Sikkim University does not reserve enough seats for students from the affiliated colleges of SU.

Date of Receipt: 29.10.2021 on CPGRAMS (online portal)

Action taken by the University: JR Academics to respond to the grievance as per rule.

D. Parliamentary Assurances pending in the University as issued by Ministry of Education dated 22.12.2020, in every meeting of Finance Committee (FC)/ Board of Governors (BoG)/ Board of management (BoM) as Standing Agenda items
The committee observed no pending Parliamentary Assurance in the University.

SECTION – 3
RATIFICATION ITEMS
Nil

SECTION – 4
MATTER FOR CONSIDERATION AND APPROVAL

31.4.1 Revised Budget Estimates for 2021-22 & Budget Estimates for 2022-23 under Salary, Recurring & Capital Assets Heads:

Subject to the condition that the estimates are based on a realistic assessment of requirement of funds for the University and subject to availability of funds from the Govt. of India, the Committee considered and approved the Revised Budget Estimates for 2021-22 & Budget Estimates for 2022-23 under Salary Head (OH-36), Recurring Head (OH-31) & Capital Assets Head (OH-35) as follows:

(Rs. In Lakh)

Sl. No	Expenditure Head	Actual Exp. for 2020-21	BE for 2021-22		Actual Exp. for 2021-22 (upto 31.12.21)	R.B.E. for 2021-22	B.E. for 2022-23
			FC approved budget of the University	RBE 21-22 conveyed by UGC			
A	SALARY	3504.17	4871.3	3664.68	2905.58	4082.428	4549.75
B	RECURRING	2163.00	3633.01	2267.92	1566.76	2412.25	2579.50
C	CAPITAL	539.43	1150	750	260.54	813.41	1071.1
D	GRAND TOTAL (A+B+C)	6206.60	9654.31	6682.60	4732.88	7308.09	8200.35
E	INTERNAL REVENUE GENERATION	217.51	296.03	NA	230.75	290.00	300.00

31.4.2 Delegation of Financial Powers:

As per advice of the IFD, the Committee decided that the Finance Officer being a financial adviser, may not exercise the financial sanction power. For others, the proposal for delegation considered to be approved subject to following due procedure and within the annual limit.

Sl. No.	Authority	Nature of Expenditure	Financial Power delegated up to Rs.
1.	Head of Academic Departments	Contingencies	15,000.00
2	Deans of Schools	Contingencies	25,000.00
		Recurring	50,000.00
2.	Registrar	Contingencies	25,000.00
		Recurring	50,000.00
		Non-recurring	Rs.50,000 in normal case and Rs.1 lakh in exceptional cases with reasons recorded
3.	Controller of Examinations	Contingencies	25,000.00
		Recurring	50,000.00
4.	Librarian	Contingencies	25,000.00
		Recurring	50,000.00
5.	Principal Investigators/ Co-ordinators	Contingencies	15,000.00
		Recurring	25,000.00

SECTION – 5
ITEMS FROM THE CHAIR

31.5.1 Writing Off of the Ambulance Vehicle:

The Committee noted the following:

1. Ambulance registration no: SK-01-A0-0128
2. Ambulance procured on: 21.07.2016
3. Gross book value of the ambulance: Rs.6,60,014/-
4. Date of Accident of the vehicle: 20.01.2021
5. Date on which the vehicle was declared unserviceable by the committee: 27.04.2021
6. Date of Auction: 29.06.2021
7. Auction Value: Rs. 25,000/-
8. Rate of Depreciation: @10% p.a. on SLM
9. Depreciation applicable for the year of accident: 2016-17 to 2020-21(5 years)
10. Amount of Depreciation: 10% of Rs.6,60,014 x 5 years = Rs.3,30,007/-
11. The write off value of the ambulance: Rs.6,60,014- Rs. 3,30,007- Rs.25,000=
Rs.3,05,007/-

As the vehicle has already been disposed of by the University, the Committee after due deliberations, considered and approved the writing off of the book value of the ambulance vehicle from the books of accounts of the University as per rule.

The meeting ended with thanks to and from the Chair.



(Pratap Keshari Dash)
Finance Officer & Secretary
Finance Committee



(Prof. Avinash Khare)
Vice-Chancellor & Chairman
Finance Committee

F. No. 36-1/2018-CU.V
Government of India
Ministry of Education
Department of Higher Education

New Delhi, the 20th August, 2020

To

The Vice Chancellor, Sikkim University
 6th Mile, Samdur, Tadong,
 Gangtok, Sikkim.

Subject: - Approval of proposal for setting up of permanent campus of Sikkim University at Yangyang.

Sir,

The undersigned is directed to say that the proposal for setting up of permanent campus of Sikkim University at an estimated cost of Rs. 986.47 Crore from the year 2007-08 to 2021-22 (including ex post facto approval) as appraised by the Project Investment Board (PIB) in the meeting held on 6.2.2020, has been approved by the competent authority with details as under:

(Rs. in crores)

Heads	Expenditure incurred from 2007-08 to 2018-19	Proposed Expenditure from 2019-20 to 2021-22	Total
Non-Recurring	142.08	402.70	544.78
Recurring	289.69	152.00	441.69
TOTAL:	431.77	554.70	986.47

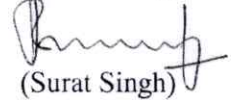
2. The above approval is subject to the following conditions:-

- (i) The University may avail loan from HEFA under Window-IV as per HEFA guidelines for incurring Non-Recurring expenditure of Rs. 402.70 Crore.
- (ii) The project has to be undertaken in EPC Mode only under the oversight of a PMU.
- (iii) MHRD to issue a master circular to all Autonomous Institutions set up through legislative processes, inter alia, stating that institutions are not exempt from the appraisal by EFC/SFC/PIB/DIB as the case may be and need to seek approval of competent authority of all pending cases of such projects.
- (iv) Any other project of a similar nature where appraisal has not been carried out but expenditure incurred, must immediately be identified by Deptt. of Higher Education and regularized as per prescribed procedure.
- (v) Master circular issued by DHE should apply to all projects including those funded by UGC.
- (vi) Violation of procedural norms would be viewed very seriously and would also invite budgetary consequences.



- (vii) DHE, MHRD to fix a norm for the number of Departments that can be opened in new Universities in their initial five years keeping in mind the number of students expected to join the particular course in the Department, future prospects/requirement of the course, new emerging fields etc.
 - (viii) Maintenance cost projected in the proposal is on a higher side and the same needs to be increased over the years rather than imposed at a flat rate.
 - (ix) The cost of the project is more than Rs 150 cr, it may be uploaded on the OCMS portal.
3. Accordingly, Sikkim University is requested to approach HEFA for release of funds, based on the projects and amount approved as per minutes of PIB meeting held on 6.2.2020 (copy enclosed) and subject to the above mentioned conditions.

Yours faithfully,



(Surat Singh)

Deputy Secretary to the Government of India

Copy for information to Secretary, University Grants Commission, Bahadurshah Zafar Marg, New Delhi-110002.

Annexure - B

F. No.19-33/2019-CU.Cdn
Government of India
Ministry of Human Resource Development
Department of Higher Education
Desk-CU-Cdn

Shastri Bhawan, New Delhi
Dated 13th May, 2019

To

The Registrars of all Central Universities,

Subject: EPC mode in all major engineering works of MHRD -reg.

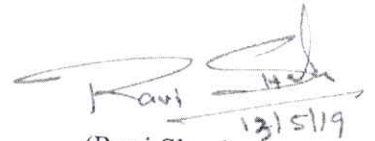
Madam/ Sir,

This is to bring to your kind notice that the Engineering, Procurement and Construction (EPC) contract has been mandated in all major engineering works for MHRD Institutions. For clarity on what it means, an email (copy enclosed) has been sent to you on 08.05.2019 enclosing therewith the following three documents issued by NITI AAYOG and CPWD:

- i. 22-Model- Agreement for EPC Civil Works
- ii. Model EPC Agreement for Construction Sector
- iii. CPWD Works Manual 2019

It is, therefore, requested to abide by these instructions, scrupulously in all the engineering/ construction works of Central Universities.

Encl: As above.



(Ravi Shanker)

Under Secretary to the Govt. of India(CU -F & B)

Tel. No.: 011-23384412

Copy to: The Secretary, UGC, Bahadur Shah Zafar Marg, New Delhi, for information and necessary action.

Copy also to:

- (i) Director (CU-I & II)
- (ii) DS(CU-IV & V)
- (iii) DS (CU-III)

Subject: **EPC mode-reg**

To: registrar@du.ac.in, registrar@mail.jnu.ac.in, registrar@jmi.ac.in,
apsiddiqui@jmi.ac.in, registrar@bhu.ac.in, registraramu@yahoo.co.in,
registrar.amu@amu.ac.in, registrar@visva-bharati.ac.in,
registrar@uohyd.ernet.in, ps.singh@yahoo.co.in,
registrar@pondiuni.edu.in, regtoffice@nehu.ac.in,
registrar@aus.ac.in, biren@tezu.ernet.in, registrar@tezu.ernet.in,
registrar@nagalanduniversity.ac.in, registrar@mzu.edu.in,
registrar@manipuruniv.ac.in, registrar@bbau.ac.in,
registrar@manuu.ac.in, registrar.mgahv@gmail.com,
registrarauaid@gmail.com, registrarau.uoa@gmail.com,
rgureg@gmail.com, registrar@rgu.ac.in, registrar@cus.ac.in,
registrar@tripurauniv.in, registrar@efluniversity.ac.in,
registrar@igntu.ac.in, registrar.hnbg@gmail.com,
registrar@cutn.ac.in, registrar@curaj.ac.in, registrar@cuo.ac.in,
registrar@cuh.ac.in, registrar@cuja.ac.in, registrar@cuk.ac.in,
registrar@cukerala.ac.in, registrar.dhsgu@rediffmail.com,
ggv.regoffice@gmail.com, gg.v.registrar@gmail.com,
registrar@cup.ac.in, registraroffice.cup@gmail.com,
registrar@cub.ac.in, registrar@cug.ac.in,
registrar.cuhimachal@gmail.com, registrar.cuhp@gmail.com,
registrar@cujammu.ac.in, registrar@cukashmir.ac.in,
osdadmin@mgcub.ac.in

Date: 05/08/19 08:51 AM
From: "KHAM NGAIH LUN" <cusection.edu@gov.in>

Cc: Rajnish Jain <secy.ugc@nic.in>

CPWD WORKS MANUAL 2019.pdf (4.5MB)

22-Model-Agreement-for-EPC-Civil-works.pdf (93kB)

Model-EPC-Agreement-for-ConstructionSector.pdf (2.6MB)

Dear Madam/ Sir,

The EPC mode has been mandated in all major engineering works for MHRD institutions. For clarity on what it means, please find enclosed herewith three documents issued by NITI Aayog on the subject:

- (i). 22-Model- Agreement for EPC Civil Works
- (ii). Model EPC Agreement for Construction Sector
- (iii). CPWD Works Manual 2019

It is, therefore, requested to abide by instructions, scrupulously. This is issued with the approval ~~with~~ of competent authority.

with regards,
B. N. Awasthi,
ASO- CU.Cdn,
D/o Higher Edcuation,
M/o HRD - New Delhi



F.No.33-1/2012.TS - III

Government of India
Ministry of Human and Resource Development
Department of Higher Education

Shastri Bhawan, New Delhi

Dated: 3rd June 2019

OFFICE MEMORANDUM

Subject: Master Circular for infrastructure projects in centrally funded institutions.

With a view to ensure timely completion of the infrastructure projects in centrally funded institutions and to avoid time/cost escalations due to systematic failures & other generic factors, Government has been issuing guidelines/circulars from time to time. This is a master circular brings together such guidelines/circulars.

2. The commonly found issues in the projects being implemented in the CFIs have been (i) Faulty preparation of Detailed Project Reports (DPRs) (ii) taking sanctions (for DPRs prepared) without availability of the land (iii) absence of planning for phase-wise construction (iv) taking up works which are not in the DPRs (v) extravagant construction, not provided for in the sanctioned project (vi) absence of norms and standards for construction especially on the per student area (vii) release of block grants without linking to progress of works, allowing new works sanctioned which are not part of the original sanction (viii) change of specifications and designs midway, especially when the head of institution changes (ix) conflicts between the architects appointed by the institution and the construction agency selected by the PMC (x) non-payment of the bills in time, either due to non-availability of funds in time; or holding back bills due to disputes. Unless these issues are addressed systematically, there cannot be timely completion of quality infrastructure projects without cost and time overrun in CFIs.

3. In order to address these issues henceforth, the following instructions are issued for compliance by all CFIs in all their infrastructure projects funded by Government.

A. Sanction of a new institution:

1. When a new institution has been announced, the sanction to be taken shall be limited for running the institution in the temporary campus.
2. For construction of permanent campus, there shall be a detailed DPR prepared, based on the site conditions and as per specifications as laid down.

B. Selection of site:

1. State/UT will be asked to offer few sites suitable for construction of institution which are free from all encumbrances.
2. The land offered shall satisfy the following:
 - a. Should be well-drained and not waterlogged.
 - b. Shall not be flood prone
 - c. Shall not have steep fall / unbuildable hilly terrain or low weight bearing capacity of the soil
 - d. Shall have soil quality that allows construction with normal foundations.
 - e. The site should not be more than 50 kms away from airport/railway station
 - f. Should be easily approachable.
 - g. Sufficient infrastructures like schools / hospitals/ markets etc should be available near to the site
 - h. There shall be possibility of finding employment for the spouses of faculty.

Finally, the site shall be able to attract and retain high quality faculty.

3. Once sites for establishment of permanent campus have been identified and offered by the State Government concerned, Ministry of HRD will constitute a Site Selection Committee which would evaluate the suitability of the land as per above factors. They shall also get report from the flood control / Irrigation Department of the State, Geo-technical expert in hilly terrain and soil investigation report respectively, to satisfy itself about the suitability of the land for construction before they recommend a particular site for establishment of permanent campus.

C. Preparation of DPR

1. DPR shall be prepared only after the land for the permanent campus is handed over by the State Govt concerned. DPRs prepared without a detailed study of the land shall be treated as invalid.
2. Only agencies who have in-house competence shall be identified for DPR preparation. It is advised to use the in-house team of CPWD for this purpose.
3. If there is a large land, development has to be done preferably in compact blocks of 50 Acres.
4. The DPR shall be prepared only for the first phase of development.
5. For preparing the DPR, taking the following data from the land would be mandatory:
 - a. Soil samples and load bearing strength of soil to decide on the type of foundations.
 - b. Specifications:
 - i. Number of students shall not be more than projected in the original approval.
 - ii. The total area planned per student shall not be more than 75 Sq mts.
 - iii. Within the given area: Labs, Academic facilities, hostels and administrative block (which shall be an iconic building) shall be planned first.

- iv. All buildings shall be green buildings as specified in the code.
6. The broad guidelines for appraisal of infrastructure works will be as enclosed at Annexure A. In addition, other CPWD norms/guidelines for construction related works should also be followed scrupulously.

D. APPRAISAL OF THE PROJECT:-

1. Appraisal & approval of the project based on the approved DPR shall be done through SFC/EFC/Cabinet as per the extant instructions of Department of Expenditure, Ministry of Finance.
2. Any further extension of the campus beyond approved DPR, including increase in number of students, programmes, buildings, etc will not be considered till the complete establishment of the permanent campus as per approved DPR and till it comes out of project mode.
3. The Ministry will also ensure that no funds for construction related works shall be released to the Institute before finalization & approval of site specific DPR.

E. Execution only through EPC mode:

1. The only mode of construction shall be through EPC mode.
2. The OM No.N-14070/14/2016-PPPAU dated 05.09.2016 of NITI Ayog, in pursuance of the decisions taken by the Cabinet Committee on Economic Affairs (CCEA), emphasizes the need to substitute the Item-rate Contracts with EPC contracts wherever appropriate. The Works Division of the Ministry of Urban Development vide OM No.28012/11/2016-W.3 dated 29.11.2016 has directed that all works with value of more than Rs.100 crore shall be taken up only under EPC contracts. The circular also directed CPWD, NBCC and DDA to advise all client organizations to adhere to the instructions issued by NITI Aayog and that they need not engage outside design/structural consultants as the same would be part of EPC tender. The directions of Government in the matter are unambiguous and consistent.
3. The OM No. DG/MAN/Misc./26 dated 24.05.2019 (Annexure-B) has clarified that the EPC contracts can be adopted in the three modes, details of which are outlined in Para-1 of the aforementioned OM. EPC mode of contracts can be adopted even where institutes have engaged architectural consultants and where the value of works is less than Rs.100 Crore.
4. In the EPC mode, the institutes would decide the detailed specifications, and later allow the EPC contractor to execute works as per specifications. Further, the institute would be able to monitor the progress from time to time, and impose penalties for delays in execution. There will be quality control through 3rd party Quality Assurance Agency.

F. Role of Institution bodies like BWC/FC/BoG

1. Building and Works Committee of the Institute has a very important role to play, as all construction proposals are initiated by this expert Committee. If proper due- diligence is done by the Building and Works Committee before approving construction

proposals, most of the mistakes which happen later on, can be avoided.

2. Building and Works Committees shall have independent experts, if necessary as special invitees, from all the streams of constructions represented in it (i.e., civil engineering, electrical engineering, public health engineering, architects, master planner, horticulture/ forestry experts, landscape experts, rain water harvesting experts, etc) related to various fields of construction who shall examine the proposals in accordance with the principles laid down in this Circular.


3. Building and Works Committee should ensure "value architecture" and "value engineering", with a view to economize the construction by avoiding unnecessary high cost options, without compromising on quality.

4. Building and Works Committee will also keep in view the provisions of the approved DPR as far as sanctions under different heads are concerned before considering and recommending the construction proposals to the Finance Committee.

G. Responsibility of the Director/Head of the institution/MHRD

1. It will be the responsibility of the Director or head of the institution to ensure that the no construction proposals which are NOT part of the approved DPR (or project in case of independent works) are proposed or placed before the BWC or FC.
2. The provisioning shall be as per the financial provisions as approved by the competent authority in the DPR.
3. The amount of the proposal should not be higher than the provisions of the DPR under a particular head.
4. The agenda items of the Finance Committee should very clearly mention that the building(s) proposed are part of the DPR approved by the Competent Authority.
5. The proposal for a building shall not be more than the amount approved in the DPR.
6. It is the duty of the Director of the Institute concerned to ensure that all agenda items put up for consideration of the FC/ BOG have thoroughly been examined at the Institute level. The agenda items may be put up along with the justification and recommendations so as to facilitate the members of the FC/ BOG to take a considered view.
7. Every member of the Finance Committee and BoG, including the representatives of MHRD and IFD, will go through the agenda items carefully. It will be the individual and collective responsibility of all the members of the FC and BoG to ensure that construction proposals under different heads don't exceed the amount sanctioned in the DPR under that particular head.
8. Member Secretary of BoG and Director/ VC of the Institute will ensure that every agenda item which has some financial implication, including construction proposals, first go to FC and only with FC's recommendations they are considered by BoG.
9. Once the construction starts, mid-way change in design etc. are not permitted, without specific approval of Government.

10. Institute shall monitor the quality of construction through 3rd party Quality Assurance Agency.
 11. The members of Project Monitoring Unit constituted by MHRD shall make regular inspections to the site to oversee/monitor the infrastructure works and will make recommendations to MHRD so that above guidelines are strictly complied with.
 12. The progress of construction shall be monitored monthly at the institute level and also at the Ministry level through the Project Monitoring Software portal during the execution phase.
4. As the Director is the Chief Executive Officer of the Institute, it is his primary responsibility to ensure the compliance of the above guidelines, norms and financial ceilings fixed for the project.
5. The above guidelines may be circulated to all concerned for information, adoption and strict compliance.


(R. Subrahmanyam)
Secretary to the Government of India
Tel:23386451

1. Directors / Vice Chancellors of All Centrally Funded Higher Educational Institutions (CFHEIs)
2. All Bureau Heads, Department of Higher Education, Ministry of Human Resource Development

Annexure -D

F. No.19-33/2019-CU.Cdn
Government of India
Ministry of Human Resource Development
Department of Higher Education
Desk-CU-Cdn

Shastri Bhawan, New Delhi
Dated 13th May, 2019

To

The Registrars of all Central Universities,

Subject: EPC mode in all major engineering works of MHRD -reg.

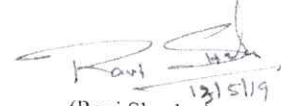
Madam/ Sir,

This is to bring to your kind notice that the Engineering, Procurement and Construction (EPC) contract has been mandated in all major engineering works for MHRD Institutions. For clarity on what it means, an email (copy enclosed) has been sent to you on 08.05.2019 enclosing therewith the following three documents issued by NITI AAYOG and CPWD:

- i. 22-Model- Agreement for EPC Civil Works
- ii. Model EPC Agreement for Construction Sector
- iii. CPWD Works Manual 2019

It is, therefore, requested to abide by these instructions, scrupulously in all the engineering/ construction works of Central Universities.

Encl: As above.



(Ravi Shanker)

Under Secretary to the Govt. of India(CU -F & B)
Tel. No.: 011-23384412

Copy to: The Secretary, UGC, Bahadur Shah Zafar Marg, New Delhi, for information and necessary action.

Copy also to:

- (i) Director (CU-I & II)
- (ii) DS(CU-IV & V)
- (iii) DS (CU-III)

F. No.19-33/2019-CU.Cdn
Government of India
Ministry of Human Resource Development
Department of Higher Education
Desk-CU-Cdn

Shastri Bhawan, New Delhi
Dated 13th May, 2019

To

The Registrars of all Central Universities,

Subject: EPC mode in all major engineering works of MHRD -reg.

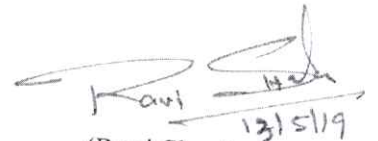
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- (ii) DS(CU-IV & V)
- (iii) DS (CU-III)

Subject: EPC mode-reg

To: registrar@du.ac.in, registrar@mail.jnu.ac.in, registrar@jmi.ac.in,
apsiddiqui@jmi.ac.in, registrar@bhu.ac.in, registraramu@yahoo.co.in,
registrar.amu@amu.ac.in, registrar@visva-bharati.ac.in,
registrar@uohyd.ernet.in, ps.singh@yahoo.co.in,
registrar@pondiuni.edu.in, regtroffice@nehu.ac.in,
registrar@aus.ac.in, biren@tezu.ernet.in, registrar@tezu.ernet.in,
registrar@nagalanduniversity.ac.in, registrar@mzu.edu.in,
registrar@manipuruniv.ac.in, registrar@bbau.ac.in,
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rgureg@gmail.com, registrar@rgu.ac.in, registrar@cus.ac.in,
registrar@tripurauniv.in, registrar@efluniversity.ac.in,
registrar@gntu.ac.in, registrar.hnbg@gmail.com,
registrar@cutn.ac.in, registrar@curaj.ac.in, registrar@cuo.ac.in,
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registrar@cup.ac.in, registraroffice.cup@gmail.com,
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registrar.cuhimachal@gmail.com, registrar.cuhp@gmail.com,
registrar@cujammu.ac.in, registrar@cukashmir.ac.in,
osdadmin@mgcub.ac.in

Date: 05/08/19 08:51 AM

From: "KHAM NGAIH LUN" <cusection.edu@gov.in>

Cc: Rajnish Jain <secy.ugc@nic.in>

CPWD WORKS MANUAL 2019.pdf (4.5MB)

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Model-EPC-Agreement-for-ConstructionSector.pdf (2.6MB)

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- (ii). Model EPC Agreement for Construction Sector
- (iii). CPWD Works Manual 2019

It is, therefore, requested to abide by instructions, scrupulously. This is issued with the approval ~~with~~ of competent authority.

with regards,
B. N. Awasthi,
ASO- CU.Cdn,
D/o Higher Edcuation,
M/o HRD - New Delhi



Engineering, Procurement and Construction

of

Civil Works

MODEL AGREEMENT

**NITI Aayog
Government of India**

SCHEDULE – L
(See Clause 18.1.1)

SELECTION OF AUTHORITY’S ENGINEER

1 Selection of Authority’s Engineer

- 1.1 The provisions of the Model Request for Proposals for Selection of Technical Consultants, issued by the Ministry of Finance, Government of India vide OM 24(23)/PF-II/2008 dated 21, May 2009, or any substitute thereof shall apply for selection of an experienced firm to discharge the functions and duties of an Authority’s Engineer. Provided, however, that no entity which is owned or controlled by the Authority shall be eligible for appointment as the Authority’s Engineer hereunder.
- 1.2 In the event of termination of the Technical Consultants appointed in accordance with the provisions of Paragraph 1.1, the Authority shall appoint another firm of Technical Consultants forthwith and may engage a government-owned entity in accordance with the provisions of Paragraph 3 of this Schedule-L.

2 Terms of Reference

The Terms of Reference for the Authority’s Engineer (the “**TOR**”) shall substantially conform with Annex 1 to this Schedule L.

3 Appointment of Government entity as Authority’s Engineer

Notwithstanding anything to the contrary contained in this Schedule, the Authority may in its discretion appoint a government-owned entity as the Authority’s Engineer; provided that such entity shall be a body corporate having as one of its primary functions the provision of consulting, advisory and supervisory services for engineering projects; provided further that a government-owned entity which is owned or controlled by the Authority shall not be eligible for appointment as Authority’s Engineer.

F. No. 36-1/2018-CU.V
Government of India
Ministry of Education
Department of Higher Education

New Delhi, the 20th August, 2020

To

The Vice Chancellor, Sikkim University
 6th Mile, Samdur, Tadong,
 Gangtok, Sikkim.

Subject: - Approval of proposal for setting up of permanent campus of Sikkim University at Yangyang.

Sir,

The undersigned is directed to say that the proposal for setting up of permanent campus of Sikkim University at an estimated cost of Rs. 986.47 Crore from the year 2007-08 to 2021-22 (including ex post facto approval) as appraised by the Project Investment Board (PIB) in the meeting held on 6.2.2020, has been approved by the competent authority with details as under:

(Rs. in crores)

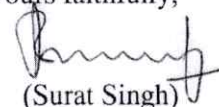
Heads	Expenditure incurred from 2007-08 to 2018-19	Proposed Expenditure from 2019-20 to 2021-22	Total
Non-Recurring	142.08	402.70	544.78
Recurring	289.69	152.00	441.69
TOTAL:	431.77	554.70	986.47

2. The above approval is subject to the following conditions:-

- (i) The University may avail loan from HEFA under Window-IV as per HEFA guidelines for incurring Non-Recurring expenditure of Rs. 402.70 Crore.
- (ii) The project has to be undertaken in EPC Mode only under the oversight of a PMU.
- (iii) MHRD to issue a master circular to all Autonomous Institutions set up through legislative processes, inter alia, stating that institutions are not exempt from the appraisal by EFC/SFC/PIB/DIB as the case may be and need to seek approval of competent authority of all pending cases of such projects.
- (iv) Any other project of a similar nature where appraisal has not been carried out but expenditure incurred, must immediately be identified by Deptt. of Higher Education and regularized as per prescribed procedure.
- (v) Master circular issued by DHE should apply to all projects including those funded by UGC.
- (vi) Violation of procedural norms would be viewed very seriously and would also invite budgetary consequences.

- (vii) DHE, MHRD to fix a norm for the number of Departments that can be opened in new Universities in their initial five years keeping in mind the number of students expected to join the particular course in the Department, future prospects/requirement of the course, new emerging fields etc.
- (viii) Maintenance cost projected in the proposal is on a higher side and the same needs to be increased over the years rather than imposed at a flat rate.
- (ix) The cost of the project is more than Rs 150 cr, it may be uploaded on the OCMS portal.
3. Accordingly, Sikkim University is requested to approach HEFA for release of funds, based on the projects and amount approved as per minutes of PIB meeting held on 6.2.2020 (copy enclosed) and subject to the above mentioned conditions.

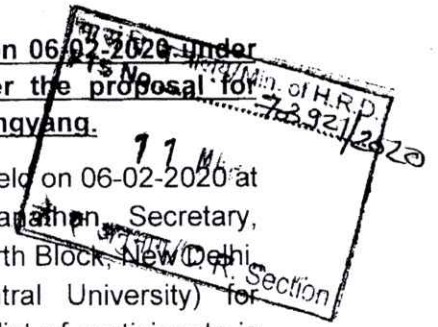
Yours faithfully,



(Surat Singh)

Deputy Secretary to the Government of India

Copy for information to Secretary, University Grants Commission, Bahadurshah Zafar Marg, New Delhi-110002.

DS(CU) & V
09/03/2020**Minutes Of Project Investment Board (PIB) Meeting held on 06-02-2020 under the Chairmanship of Secretary (Expenditure) to consider the proposal for setting up of permanent campus of Sikkim University at Yangyang.**

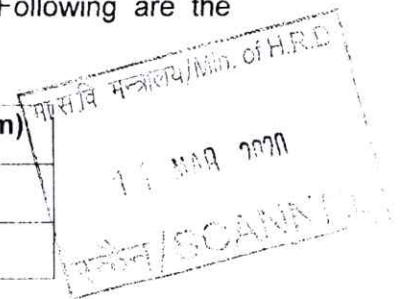
1. A meeting of the Project Investment Board (PIB) was held on 06-02-2020 at 12.15 P.M. under the Chairmanship of Dr. T. V. Somasathan, Secretary, Department of Expenditure, in Fresco Room (No. 169-D), North Block, New Delhi for appraisal of projects of Sikkim University (a Central University) for establishment of its permanent campus at Yangyang. The list of participants is annexed.

2. At the outset, Chairman welcomed the participants to the meeting. While initiating the discussion Secretary, Department of Higher Education apprised the Board about the background and the need of the proposal. He informed in brief about the scheme of establishment of permanent campus of the Sikkim University at Yangyang with an estimated expenditure of Rs. 986.47 Crore, out of which Rs. 431.77 Crore (Recurring Rs. 289.69 Crore and Non-Recurring Rs. 142.08 Crore) has already been incurred during the period from 2007-08 to 2018-19 and an expenditure of Rs. 554.70 Crore (Recurring Rs. 152.00 Crore and Non-Recurring Rs. 402.70 Crore) is proposed for the period 2019-20 to 2021-22.

3. Thereafter, Joint Secretary (CU), MHRD made a power point presentation with details of profile of the University, the building plans, present status, the expenditure incurred upto 2018-19 and proposed expenditure for the period from 2019-20 to 2021-22. In the presentation made by JS(CU), MHRD, the following points were placed before the Board:

- (i) Sikkim University has been established in the year 2007 through Sikkim University Act, 2006 and it is presently operational in 41 rental buildings at Gangtok.
- (ii) The University could not construct its Campus earlier due to delay in land allocation.
- (iii) Completion of the proposed project will save expenditure being incurred on payment on rent.
- (iv) It is having 32 Departments with strength of 2020 students, 170 teaching faculty and 106 non-teaching staff.
- (v) Construction of boundary wall has been completed. Following are the ongoing construction works:

S.No.	Name of the Project	(Area (in Sqm))
1	Administrative Building	18735
2	Library Building	5146



3	Faculty Building	3737
4	Main Gate	-
	Total area	27618

(vi) Construction works for the following projects would be undertaken:

S.No.	Name of the Project	(Area (in Sqm))
1	Academic Block (20 Classrooms)	4010
2	Laboratory Block	6825
3	Boys Hostels	8778
4	Girls Hostels	8778
	Kitchen+ Dinning (G+2)	4710
	Residential Quarters (Type II- 30 Units, Type III- 20 Units & Type IV- 20 Units)	6712
	Total area	39813

(vii) This proposal is for construction of basic works / infrastructure which is essential for teaching learning purposes especially, academic blocks, laboratory, library, hostels, residential quarters, etc.

(viii) As per the proposal, the component-wise cost is as under:

Details	Estimated Cost (Rs. in Crore)		
	Recurring	Non-Recurring	Total
Expenditure Incurred (from 2007-08 to 2018-19)	289.69	142.08	431.77
Proposed Expenditure (from 2019-20 to 2021-22)	152.00	402.70*	554.70
Grand Total			986.47

*Out of 402.70 crore, Rs. 303.55 crore is for new construction, Rs. 77.70 crore for committed expenditure for on-going construction and Rs. 21.45 crore for Books, Laboratory Equipment and other non-recurring expenditure.

4. After the presentation, Secretary (Expenditure) invited comments from representatives of other Ministries. The main points are as below:

- (i) The representative of Ministry of Housing and Urban Affairs, informed that their comments on the IRG of the University have been incorporated in the PIB Note and that CPWD norms have been taken note of in the proposal. The Ministry supported the proposal.
- (ii) Representative of NITI Aayog, supported the proposal. However, he mentioned that as the project was planned to be completed by 2021-22 and there was significant work remaining to be done, there was a likelihood of time and cost overrun in the ongoing construction work. He emphasized the need for completion of the proposed construction within the stipulated time to avoid cost and time overrun. He also discussed the issue of proposed PMC charges and Architectural Fees for the proposed work, which in his opinion were on the higher side. He also questioned whether full utilization of non-recurring expenditure of Rs. 402.70 Crore in the three years would be possible. JS(CU) stated that this amount involved an amount of Rs. 77.70 Crore for committed expenditure for on-going construction.

6. Director (PFC-II) pointed out that

- (i) a large portion of the land acquired for the University is not utilized for construction. Thus it is for consideration whether 35 acres land which is to be acquired from the state government is really needed.
- (ii) The structural work was nearing completion for all the three buildings. Finishing and interiors should not take three years as indicated in the proposal and hence, the construction work needs to be finished at the earliest to avoid continued payment of rent for temporary campus.
- (iii) Maintenance cost projected in the proposal is on a higher side and the same needs to be increased over the years rather than imposed at a flat rate.
- (iv) It is not clear why architecture consultant has been engaged at an additional cost.
- (v) Since the cost of the project is more than Rs 150 cr, it may be uploaded on the OCMS portal.

7. Joint Secretary (PFC-II) described in brief the different Windows under HEFA and raised the following points:

- (i) MHRD has been asked to provide details regarding block grants given to UGC. This may be expedited. In the present scenario it is not clear if funds

meant for institutions have been released in full or transferred to other institutions. Secretary (DHE) indicated that release for non-recurring expenditure should be made by MHRD and not UGC. Secretary (Exp) agreed and said that FA should enforce it directly.

- (ii) Opening of 32 Departments and hence 1700 staff in this time creates huge financial burden. It is not clear if Departments have been started without proper assessment of requirement.
- (iii) Reconciliation of equipment cost shown as Rs. 21.45 Crore on page. 30 in the PIB memo and Rs. 39.37 cr already on page. 37 in the PIB memo
- (iv) Already incurred non-recurring expenditure of an amount of Rs. 96.65 Crore seems on higher side (ref. page 20 in the PIB memo).
- (v) Apprehension of cost escalation in the project.

8. Discussions were held on the significantly high number of Departments in the University, which was presently operating in rented facilities without proper infrastructure. It was also pointed out that there were some departments in which the number of students was very less. The Vice-Chancellor of Sikkim University clarified that the existing number of Departments is in conformity with University Statutes and the number of departments was increased in a gradual manner. Departments were set up with due approvals and that the Sikkim University is having adequate number of students which is set to rise when the University campus is ready for use. Moreover, Secretary UGC, in reply to a query raised by Secretary(HE), informed that there are presently no norms on the limit to the number of departments that can be opened in the new Universities and stated that in a new Central University, initially 20 Departments are sanctioned which are gradually increased based on the availability of resources, space and requirement of the University. Secretary(HE) suggested to fix a norm for the number of Departments that can be opened in new Universities in their initial five years.

9. Clarifications on issues raised were provided by JS(CU),MHRD. He also requested for consideration of the proposal under Window-IV of HEFA as it is for initial establishment of the Sikkim University Campus and construction of priority works / infrastructure which is essential for teaching learning purposes especially, academic blocks, laboratory, library, hostels, residential quarters are being undertaken. It was also clarified that being a hilly terrain, not all of the 300 acres earmarked for the University can be utilized for construction activities. Moreover, JS&FA, MHRD gave information on a past precedent for approval of funding under Window-IV for construction of the new Campus for one existing old institution. Secretary(HE) informed that the proposed area per student should be uniform and as per the standard prescribed by MHRD for Higher Education Financing Agency (HEFA) and all projects should be done in EPC Mode.

10. Chairman and Secretary, Department of Expenditure, observed that

- (i) Institutions, whether autonomous or set up through legislative processes are not exempt from appraisal by appropriate authority. Hence, any other project of a similar nature where appraisal has not been carried out but expenditure incurred, must immediately be identified by IFD and regularised
- (ii) Violation of procedural norms would be viewed very seriously and would also invite budgetary consequences.
- (iii) Capital expenditure must not be incurred without proper appraisal.
- (iv) Master circular issued by DHE for project should apply to all projects including those funded by UGC.
- (v) Secretary (DHE)'s views regarding systemic improvements are endorsed. Action must be taken to formalize them through suitable instructions.

Recommendations of PIB:

11. With these deliberations, the PIB recommended approval (including post facta approval) of the proposal for establishment of permanent Campus of Sikkim University for an amount of Rs. 986.47 Crore from the year 2007-08 to 2021-22 with details as per table below, subject to the following conditions:

Heads	Expenditure incurred from 2007-08 to 2018-19	Proposed Expenditure from 2019-20 to 2021-22	Total
Non-Recurring	142.08	402.70	544.78
Recurring	289.69	152.00	441.69
TOTAL:	431.77	554.70	986.47

- (i) The University may avail loan from HEFA under **Window-IV** as per HEFA guidelines for incurring Non-Recurring expenditure of Rs. 402.70 Crore.
- (ii) The project has to be undertaken in EPC Mode only under the oversight of a PMU.
- (iii) MHRD to issue a master circular to all Autonomous Institutions set up through legislative processes, *inter alia*, stating that institutions are not exempt from the appraisal by EFC/SFC/PIB/DIB as the case may be and need to seek approval of competent authority of all pending cases of such projects.
- (iv) any other project of a similar nature where appraisal has not been carried out but expenditure incurred, must immediately be identified by IFD and regularised as per prescribed procedure.
- (v) Master circular issued by DHE should apply to all projects including those funded by UGC.

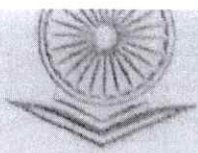
- (vi) Violation of procedural norms would be viewed very seriously and would also invite budgetary consequences.
 - (vii) DHE, MHRD to fix a norm for the number of Departments that can be opened in new Universities in their initial five years keeping in mind the number of students expected to join the particular course in the Department, future prospects / requirement of the course, new emerging fields etc.
 - (viii) Maintenance cost projected in the proposal is on a higher side and the same needs to be increased over the years rather than imposed at a flat rate.
 - (ix) The cost of the project is more than Rs 150 cr, it may be uploaded on the OCMS portal.
12. The meeting ended with vote of thanks to the Chair.

Harshada
4/3/2020

ANNEXURE

List of Participants

S.No.	Department of Expenditure	
1.	Dr. T.V. Somanathan	Secretary (Expenditure & Chairman)
2.	Shri Sanjay Prasad	Joint Secretary (PFC.II)
3.	Ms. Harsha Dass	Director (PFC.II)
4.	Shri Puspendra Singh	Dy. Director (PFC.II)
D/o Higher Education		
5.	Shri Amit Khare	Secretary
6.	Shri G.C. Hosur	Joint Secretary
7.	Ms. Darshana M. Dabral	Joint Secretary & FA
8.	Shri Fazal Mehmood	Dy. Secretary (Finance)
9.	Shri Surat Singh	Deputy Secretary
10.	Shri Raju Saraswat	Under Secretary
11.	Shri Avinash Khare	Vice Chancellor, Sikkim University
12.	Shri T.K. Kaul	Registrar
13.	Shri Debasish Pal	Finance Officer
14.	Shri Rajkumar	Under Secretary (Admn.V)
University Grants Commission (UGC)		
15.	Prof. Rajnish Jain	Secretary
16.	Shri P.K. Thakur	Financial Advisor
17.	Dr. J.K. Tripathi	Joint Secretary
NITI Aayog		
18.	Shri V.P. Garg	Research Associate
19.	Shri Shyam Dubey	M/o Housing and Urban Affairs



ज्ञान-विज्ञान विमुक्तये

डॉ. जितेन्द्र कुमार त्रिपाठी
संयुक्त सचिव

Dr. Jitendra K. Tripathi
Joint Secretary



सत्यमेव जयते

University Grants Commission

(मानव संसाधन विकास मंत्रालय, भारत सरकार)
(Ministry of Human Resource Development, Govt. of India)

बहादुर शाह जफर मार्ग, नई दिल्ली-110002
Bahadur Shah Zafar Marg, New Delhi-110002

दूरभाष Ph : 011-23239200

E-mail : jitendratripathi.ugc@nic.in

10 JUN 2019

June, 2019

No.F.81-1/2019 (CU)

Subject:- Allocation of additional funds under EWS reservation in Central Educational Institutions-reg.

Sir,

In continuation to this office letter of even number dated 18th January, 2019 regarding the implementation of reservation for Economically Weaker Sections (EWSs) in Central Educational Institutions from the academic session 2019-2020, it is to inform you that the Govt. of India/MHRD has allocated an additional amount of Rs. 25.98 Crore under the Object Head (OH)-31,35,36 to your university for the year 2019-20 and 2020-21 towards implementation of EWS reservation. The details are as under:-

(Rs. In crores)

OH-31 Recurring	OH-35 Capital	OH-36 Salary	Total
0.68	21.70	3.60	25.98

It is also informed that the additional funds allocated under Object Head (OH)-35 have to be sought from HEFA under window 4.

You are further requested to submit the proposal for creation of posts as per requirement of the university within the available/allocated funds for consideration.

With regards

Yours sincerely,

(Jitendra K. Tripathi)

Prof. Avinash Khare
Vice-Chancellor
Sikkim University
6th Mile, Samdur,
P.O. Tadong- 737 102,
Gangtok, Sikkim



10/6/19

Minutes of the 14th meeting of the Building Committee held on 29th September, 2021 at 11:00 a.m. at Barad Sadan, Sikkim University, 5th Mile, Gangtok, Sikkim

The following members were present during the meeting:

1. Prof. Avinash Khare,
Vice-Chancellor, Sikkim University - Chairperson
2. Shri K.V.S. Kameswara Rao,
Registrar, Sikkim University - Member Secretary
3. Shri Pratap Keshari Dash,
Finance Officer, Sikkim University - Member
4. Dr. S. Murali Mohan,
Controller of Examination, Sikkim University - Member
5. Prof. N. Satyanarayana,
Dept. of Botany, Sikkim University - Member
6. Smt. Yogeeta Rai,
Chief Town Planner,
U.D. & H.D., Govt. of Sikkim - Member
7. Shri. Suraj Pradhan,
Superintending Engineer,
Power Dept., Govt. of Sikkim - Member
8. Prof. Dr. Chandrashekhar Bhuiyan,
Professor & Head (Civil Engg.) SMIT, Sikkim - Member
9. Dr. Arun Bapat,
Former Head,
Earthquake Engineering Research Division,
CWPRS, Pune - Member (attended online)
10. Shri Padam Subba,
Former Principal Director,
Horticulture Dept., Govt. of Sikkim - Member
11. Dr. Swati A. Sachdeva,
Assistant Professor & Head, Dept. of Sociology,
Sikkim University - Member
12. Smt. Milan K. Pradhan,
Addl. Chief Engineer, Sports & Youth Affairs Dept.
Govt. of Sikkim - Member

13. Shri Manoj Dhembre, - Member
Executive Engineer, Sikkim University

The following members did not attend the meeting owing to their preoccupation.

1. Shri Ramesh Subba, - Member
Divisional Engineer, WS & PHE Dept.,
Govt. of Sikkim
2. Smt. Devika Sharma (Chettri), - Member
Director General, D.E.S.M.E,
Govt. of Sikkim
3. Dr. Ajay Chourasia, Principal Scientist, - Member
Building Dynamics Laboratory, Structural Engineering Division,
CSIR, Roorkee
4. Shri Shital Pradhan, - Member
Retd. Principal Chief Engineer & Secretary,
Govt. of Sikkim

Shri C.B. Chhetri, Deputy Registrar, Finance (i/c), Sikkim University and Shri Hemant Sharma, Assistant Engineer, Sikkim University also attended the meeting as special invitees. Shri Karma G. Bhutia, Junior Engineer (elec), Sikkim University was also present to assist the committee during the meeting.

The Chairperson welcomed all members to the meeting. The following new members were especially welcomed:

1. Shri K.V.S. Kameswara Rao, Registrar, Sikkim University
2. Shri Pratap Keshari Dash, Finance Officer, Sikkim University
3. Dr. S. Murali Mohan, Controller of Examination, Sikkim University
4. Shri Padam Subba, Former Principal Director, Horticulture Dept., Govt. of Sikkim
5. Dr. Swati A. Sachdeva, Assistant Professor & Head, Dept. of Sociology, Sikkim University
6. Shri Manoj Dhembre, Executive Engineer, Sikkim University

The Chairperson also thanked the outgoing member Prof. Imtiaz Ghulam Ahmed, former HoD, Dept. of Law, Sikkim University whose term was over because of his superannuation. Thereafter the agenda items were taken up.

Section 1

Confirmation of the Minutes & Action taken Report

BC 14.1.1: Confirmation of the minutes of the 13th meeting of the Building Committee held on 17th January, 2020.

The minutes of the 13th meeting of the Building Committee held on 17th January 2020 were circulated to all the members on 27th January 2020. Since no

comments were received from any of the members of the committee, the minutes of the 13th meeting of the Building Committee as circulated on 27th January 2020 was confirmed.

BC 14.1.2: Action taken report on the minutes of the 13th meeting of the Building Committee held on 17th January, 2020.

The Action Taken Report on the minutes of the 13th meeting of the Building Committee held on 17th January 2020 was presented before the members. The members noted the Action taken report.

Section 2 Reporting items

BC 14.2.1: Brief on progress of Construction of Sikkim University Campus Phase-I, Package-I at Yangang, South Sikkim

The physical & financial status of the Phase-I, Package-I project executed by M/s NCC Ltd. was briefed to the members.

The members noted the following regarding the work:

- Date of start of the work: 09-11-2016
- Date of signing of the agreement: 23-11-2016
- The actual duration of the project: 18 months (09-05-2018)
- Justified extended period of the project (approved based under Clause 5 in the 11th Building Committee Meeting): 28-02-2019
- Actual date of completion: 30-06-2021
- Date of handing over of the project by the contractor: 12-07-2021

The members also noted the following payment details against the work:

Sl no.	Agency	Amount Paid (in Rs. Crs.)	Approx. pending Payable Amount (in Rs. Crs.)	Total (in Rs. Crs.)	Remarks
1	M/s NCC Ltd.	99.6	1.75	101.35	includes amount for work executed, taxes and other contractual payments viz. reimbursement against material testing cost, EPF & ESIC payments, price adjustment upto justified period of extension etc. <i>**Final Reconciliation pending</i>
2	M/s TCE Ltd.	2.37	0	2.37	against work done for Phase-I tender and Phase-I Package-I tender <i>**Final Reconciliation pending</i>
3	M/s Mukesh & Associates Ltd.	3.65	0.22	3.87	against work done for Phase-I tender and Phase-I Package-I tender <i>**Final Reconciliation pending</i>



Section 3
Ratification Matters

BC 14.3.1: Taking over of completed Phase-I Package-I of the campus project from M/s NCC Ltd.

The Building Committee was informed regarding constitution of a committee by the University to verify the works executed by M/s NCC Ltd. The committee after due physical verification & evaluation recommended that the minor defects do not affect the overall quality & usability of the buildings. Accordingly, the buildings may be taken over by charging penalty on the contractor. The Building Committee ratified the taking over of the completed Phase-I Package-I of Sikkim University campus project from the contractor M/s NCC Ltd.

BC 14.3.2: Release of withheld payments to M/s NCC Ltd.

The matter was discussed in detail and the Building Committee noted the following:

- In the 13th meeting of the committee it was recommended to grant further extension to the contractor under clause 2 of the agreement upon levy of delay compensation equivalent to the price adjustment paid or payable.
- The committee acknowledged the fact that the payment of price adjustment to the contractor under clause 5 is justified as per the contract & delay compensation is to be imposed only on the work executed during unjustified period under Clause 2 of the agreement.

Taking into account the above, the Building Committee after due deliberation ratified the release of withheld amount of Rs. 2.56 crs. upon request of the contractor and levy of delay compensation only for period of unjustified extension.

BC 14.3.3: Penalty to M/s NCC Ltd. against minor defects not rectified before handing over of the work

The matter was discussed in detail and the Building Committee noted the following:

- Contractor has handed over the completed work with minor defects
- The University has worked out deduction of penalty of Rs. 17,92,332 against the minor defects which were not rectified before handing over of the work by M/s NCC Ltd. The list of deducted items is as follows:
 - BoQ Item no. 1.0070 : Formwork : 0.75% of total amount for beams and columns
 - BoQ Item no. 1.0099 : M25 Cement Concrete : 1.00% of total amount
 - BoQ Item no. 1.0161 : External Cement Plaster : 2.00% of total amount
 - BoQ Item no. 1.0209 : Roof Gutter : 5% of total amount
 - BoQ Item no. 1.0207 : Roof Sheeting : 1.25% of total amount

After due deliberation the Building Committee ratified the proposal of deduction of penalty of Rs. 17,92,332 against the minor defects which were not rectified before handing over of the work by M/s NCC Ltd.



BC 14.3.4: Award of misc. works at Yangang campus under different budgetary heads
 The Building Committee was briefed on the status of the various works awarded/to be awarded under Capital Development Head (2018-19 & 2019-20). After due deliberation the committee ratified the award and execution of the following works awarded/to be awarded by the University:

Sl No.	Description of work	Estimated Cost (in lakhs)	Awarded Cost (in lakhs)	Work Awarded to	Work order issued on	Work Duration
1	Construction of Entrance Gate no. 2 at Sikkim University Campus, Yangang, South Sikkim	Rs. 60.00	Rs. 56.40 (i/c taxes)	M/s Anil Lama	08.09.2021	6 months
2	Supply and installation of chain-linked fencing and other associated works for Botanical Garden, Sikkim University at Yangang, South Sikkim	Rs. 69.87	Rs. 64.97 (i/c taxes)	M/s Anil Lama	08.09.2021	5 months
3	Construction of the common toilet block at Sikkim University Permanent Campus, Yangang South Sikkim.	Rs. 45.00	NA	NA	NA	Tendering in progress.
4	Construction of Geological Museum Hall for Dept. of Geology, Sikkim University at Yangang, South Sikkim	Rs. 35.00	Rs. 37.75 (i/c taxes)	M/s Anil Lama	Under process	6 months

Section 4

Matters for consideration & approval

BC 14.4.1: Construction of Sikkim University Campus at Yangang, South Sikkim Phase-I Package-II

The Building Committee noted the following:

- The tender documents for Construction of Sikkim University Campus at Yangang, South Sikkim Phase-I Package-II was prepared by M/s Mukesh and Associates Ltd. on independent job basis at a cost of Rs. 12.75 lakhs (without taxes)
- The tender documents for appointment of Authority's Engineer and EPC contractor were vetted technically by the Buildings and Housing Dept., Govt. of Sikkim and legally by the University Legal Retainer Mr. Saurabh Tamang.
- The tendered cost of the project is Rs. 303.25 crs. which shall include finishing works for Pkg-I works, classroom buildings, hostels, residential units and other infrastructures.
- The expected date of tendering is 08-10-2021 & the duration of the project is kept as 30 months
- The tender for appointment of Authority's Engineer amongst State or Central PSUs estimated at Rs. 9.00 crs. would also be floated simultaneously along with the tender for appointment of the EPC contractor

The Phase-I Package-II tender for appointment of Authority's Engineer & EPC contractor was considered and approved by the Building Committee for e-tendering after due deliberation on the same.

BC 14.4.2: Constitution of sub-committee for evaluation of e-tenders for Construction of Sikkim University Campus at Yangang, South Sikkim Phase-I Package-II
The Building Committee discussed and approved the following names for evaluation of e-tenders for Construction of Sikkim University Campus at Yangang, South Sikkim Phase-I Package-II

- | | | |
|---|---|----------|
| (a) Prof. N. Sathyanarayan, Dept. of Botany | - | Chairman |
| (b) Shri K.V.S. Kameswara Rao, Registrar | - | Member |
| (c) Shri Pratap Keshari Dash, Finance Officer | - | Member |
| (d) Shri C.B. Chhetri, I.A.O & D.R.(i/c) | - | Member |
| (e) Mr. Manoj Dhembre, Executive Engineer | - | Member |
| (f) Mr. Hemant Sharma, Assistant Engineer | - | Member |

The Building Committee resolved that the committee submits its evaluation report to the Vice-Chancellor in adherence to the tender timeline.

BC 14.4.3: Termination of agreement with M/s Mukesh and Associates Ltd.

The Building Committee noted that M/s Mukesh and Associates Ltd. were appointed as Architects for preparation of master plan, DPR and drawings of the Sikkim University Campus Project at the approved rate of 0.79% of the project cost. However, since the ministry has now established Engineering Procurement Construction Contract (design and build model) as mode of award of work, accordingly, the Building Committee approved the termination of agreement with the Architectural firm M/s Mukesh and Associates Ltd.

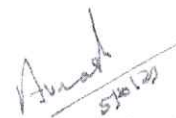
Section 5
Items from the Chair

--- NIL ---

The meeting ended with a vote of thanks by the member-secretary.



(K.V.S. Kameswara Rao)
Registrar & Member Secretary



(Prof. Avinash Khare)
Vice-Chancellor & Chairman

Draft Minutes of the approved proposals submitted to the Building Committee

An email dated 15th February 2022 was circulated to all the members of the Building Committee along with the detailed agenda for approval of the following items:

1. **Proposal for following approvals towards execution of the contract with the Authority Engineer:**
 - (a) Post-facto approval for "Notice to Proceed"
 - (b) Approval for drawing of Agreement

The Building Committee in the 14th meeting held on 29th September 2021 had approved the decision to float e-tender for "Appointment of State or Central Public Sector Undertaking coming under the purview of Central Vigilance Agency for the Consultancy Service for Authority's Engineer for establishment of RCC Framed Permanent campus and Construction of the University Buildings with necessary infrastructure development works for Sikkim University at Yangang in the state of Sikkim on EPC Mode."

The summary of the timeline for the floated e-tender is as follows:

Sl no.	Description	Date
1	Date of floating of the e-tender	08-10-2021
2	Date of pre-bid meeting	21-10-2021
3	Last date of submission	14-11-2021
4	Date of opening of the technical bids	23-11-2021
5	Date of opening of the financial bids	24-12-2021

The following bidders participated in the e-tender:

- a) M/s Engineering Projects India Limited
- b) M/s Hindustan Steelworks Construction Limited

After opening of the financial bid it was noted that the lowest bidder M/s Hindustan Steelworks Construction Limited has quoted more than the budgetary provision of the University and accordingly the bidder was invited for rate negotiation on 04th January 2022 by the evaluation committee in presence of Hon'ble Vice-Chancellor. The outcome of the negotiation is summarized below.

- a. Quoted amount: Rs 11.70Cr
- b. Amount negotiated to Rs 9.00Cr
- c. Total amount negotiated (a-b) = Rs. 2.70Cr.

Subsequent to the rate negotiation, a Letter of Intent/Award for work value of Rs. 9.00 crores was issued to M/s Hindustan Steelworks Construction Limited on 05th January 2022.

Upon submission of the necessary bank guarantee, M/s Hindustan Steelworks Construction Limited was awarded the "Notice to Proceed" on 18th January 2022.

The Building Committee approved the following:

1. Post-facto approval on "Notice to Proceed" issued on 18.01.2022
2. Approval of draft agreement to be signed with M/s Hindustan Steelworks Construction Ltd. (Authority Engineer) & authorization for signing the Agreement by the Registrar on behalf of the University.

2. Proposal for following approvals towards execution of the contract with the EPC Contractor:

(a) Post-facto approval for "Notice to Proceed"

(b) Approval for drawing of Agreement

The Building Committee in the 14th meeting held on 29th September 2021 had approved the decision to float e-tender for "Construction of Various Buildings for Sikkim University – Package II -Construction of Academic Zone (50 Seater Block II, Teaching Lab), Hostel zone (Boys Hostel, Girls Hostel , Kitchen & Dining for Hostel) , Residential Quarters (Type-II -30 Units, Type III 20 Units, Type IV 20 Units), Sikkim style elevation works including Civil, Electrical & Mechanical Works/Services/ External Work (Power House, Point of Supply, Potable UG Tank, STP, Recycled Water Storage Tank, Site Cutting, Filling & Retaining wall, Road work including Retaining Wall with Footpath, Entrance gate, Security shed, Internal Road, Footpath / Kerb Wall, Peripheral walk way, Parking, Internal & External Water supply, Sewage disposal system, Water heating system, internal and External electrical installations, Fire Fighting, Fire Alarm, Lift, Substation, DG Set, LAN Networking, Audio Visual System etc. and Finishing Work of Admin, Library and Faculty Building on EPC contract Basis."

The summary of the timeline for the floated e-tender is as follows:

Sl no.	Description	Date
1	Date of floating of the e-tender	08-10-2021
2	Date of pre-bid meeting	21-10-2021
3	Last date of submission	22-11-2021
4	Date of opening of the technical bids	23-11-2021
5	Date of opening of the financial bids	21-12-2021

The following bidders participated in the e-tender:

- a) M/s ITD Cementation India Ltd.
- b) M/s Civil Engineers Enterprise Pvt Ltd.
- c) M/s NCC Ltd.

Out of the above three bidders., two bidder's M/s ITD Cementation India Ltd. and M/s Civil Engineers Enterprise Pvt. Ltd. were found to be technically eligible. The L1 bidder was M/s ITD Cementation India Ltd with quoted amount of Rs. 365.29 Crs (with tax). However, an amount of Rs 314.06 Crs is only available with the University for construction of Package-II, Phase-I of the work.

The DPR & estimate for the project based on which the tender was floated by the University was prepared in the year 2018 (based on DSR 2016 & SoR 2012 with appropriate cost index) amount to Rs 303.25Crs. The present value of the work at the updated rates has been calculated to be Rs. 358.80 Crs(based on DSR 2021 & SoR 2020). Present estimated cost excludes the future cost escalation, which the contractor has factored in their bid price for the EPC contract. As per Clause no.19.10 of the RFP, the clause for price adjustment/escalation is deleted and the EPC contract is of fixed price for the entire duration of contract including justified hindrances. Building Committee noted the following justifications in detail:

The reasonability of the Price is justified below:

Since the original estimate for **Rs.303.25 Crore** was prepared based on DSR2016 with cost index till 2018, SPWD (SoR-2012) and non-scheduled items, and the tender was floated during October 2021 and awarded on January 2022, the revised estimate was required to be computed to ascertain the reasonability of price quoted before award of the work.

The revised estimate was computed for **Rs.358.80 Crore**, based on DSR 2021 with applicable cost Index, SPWD (SoR-2020) and non-scheduled items. The project tenure is for 36 months and Clause 19.10 of the RFP restricts the contractor for claiming future price escalations and accordingly, the bid price quoted appears to include the future cost escalations.

If the following calculations for future inflations are taken into account, the estimated project cost would further increase as follows:

(A) Calculation of Future cost escalations based on difference between estimated project cost of 2018 and 2021

- | | | |
|------|--|----------------|
| i. | The estimated cost of project as per 2018 rates = | Rs. 303.25 Crs |
| ii. | The estimated cost of project as per 2021 rates = | Rs. 358.80 Crs |
| iii. | Difference of Project Cost from 2018 to 2021 (i-ii) = | Rs.55.55 Cr |
| iv. | Overall Inflation from 2018 to 2021 $\{(Rs.358.80/Rs.303.25) \times 100\}$ | 18.32% |

Considering the overall inflation of 18.32% for last three years {calculated in A(iv)}, as a yardstick for future inflations for next 36 months (contract duration i.e. from 2022-25) then the estimated cost of the project would amount to $(Rs.358.80 \times 118.32\%) = Rs. 424.53$ Cr.

B. Overall Comparison of Estimations:

01	The original estimate was made on DSR2016 with cost index till 2018, SPWD (SoR-2012) and non-scheduled items amounting to:-	Rs 303.25 Crs
02	The estimated cost of work based on present Schedule of Rate DSR2021 & SoR 2020	Rs 358.80 Crs
03	Factoring Future cost escalations from 2022 to 2025 @ 18.32% of Rs.358.80 Crore as computed in Sl.A(iv) above.	Rs.424.53 Crs
04	Amount Quoted by L1 Bidder	Rs.365.28 Crs

It is quite apparent that, the price quoted by L1 bidder is reasonable considering the future escalations factored in the quoted price since the Clause 19.10 of the RFP provides no scope for future escalations for another 36 months i.e. duration of the contract period.

C. Deferment of portion of work: However, owing to the budgetary constraint of the University, the entire work could not be awarded at a go to the lowest bidder i.e. M/s ITD Cementation India Ltd. Accordingly, it was proposed that the lowest bidder would be awarded the work to the extent of the availability of funds amounting to Rs. 314.06 crore. It was also suggested to defer the portion of the work amounting to Rs 51.23 crore subject to maximum period of one year for obtaining the approval of the competent authorities failing which the deferred portion of the work would be de-scoped.

A Letter of Intent/Award for work value of Rs. 314.06 crores was issued to M/s ITD Cementation India Ltd. on 23rd December 2021.

Upon submission of the necessary bank guarantee, M/s ITD Cementation India Ltd. was awarded the Notice to Proceed on 05th January 2022.

After due deliberations on aforementioned justifications, the Building Committee approved the following:

1. Post-facto approval on "Notice to Proceed" issued on 05.01.2022
2. Approval of draft agreement to be drawn with M/s ITD Cementation India Ltd. (EPC Contractor) & authorization for signing the agreement by the Registrar on behalf of the University.

(K.V.S. Kameswara Rao)
Registrar & Member Secretary

(Prof. Avinash Khare)
Vice-Chancellor & Chairman

Annex-1Works deferred:Hostels

Particulars / Component	Value in %	Amount in Rs. Cr.
Hostels - 2 nos.	7.17%	₹ 26.191
Hostels - 1 no. Boy's	3.43%	₹ 12.542
Hostels - 1 no. Girl's	3.42%	₹ 12.493
Total Amount		₹ 51.225
Say		₹ 51.23 crore