

**6:7:1(1)**

**6:7: -        Others:**

- (i) Minutes of the 99<sup>th</sup> Building Committee held on 9<sup>th</sup> December, 2010.

The minutes and the action taken report of the 99<sup>th</sup> Building Committee held on 9<sup>th</sup> December, 2010 is placed at Annexure 'A' and 'B' respectively.

The matter is placed before the Council for consideration.

**MINUTES OF THE 99<sup>TH</sup> BUILDING COMMITTEE MEETING HELD ON 9<sup>th</sup> December, 2010 AT 11.00 A.M. IN THE COMMITTEE ROOM OF THE ADMN. BUILDING, NEHU, SHILLONG.**

Following members were present:

1. The Vice-Chancellor, NEHU, Shillong	... ..	Chairman
2. The Registrar, NEHU, Shillong.	... ..	Member Secretary
3. The Finance Officer, NEHU, Shillong.	... ..	Member
4. The Controller Of Examination	... ..	Member
5. The Consultant, CDD	... ..	Member
6. The Additional Chief Engineer ( Elect.) Me. S.E.B. Shillong	... ..	Member
7. The Senior Architect, PWD ( Buildings ) Meghlaya PWD, Shillong	... ..	Member
8. The Deputy Registrar, (Planning)	... ..	Member

*At the outset the Chairman, Building Committee, welcomed all the members present. Before coming to the agenda placed for discussions, the Chairman opined that in future the Building Committee should co-opt members from the stake holder section or department when the discussion related to their section or department is being placed for discussion. It was also decided that in future PVC Tura be invited for the Building Committee meeting, if there are any agenda items related to Tura campus. Further it was also decided that the Building Committee should be reconstituted and a member from CPWD, preferably Chief Engineer, CPWD or his nominee not below the rank of a Executive Engineer be included as a member.*

*The Building Committee observed that in most of the cases consultant architects have not given the realistic estimates which has resulted in over shooting the actual construction cost beyond the allocated funds. It was stressed that the user department be consulted before finalization of the proposals. In case requirement of the user department exceeds the allocated funds, they may be asked to prioritise their requirements but in no case liability be incurred beyond the allocated funds. The Chairman further stated that the diversion of funds from one head to another is likely to cause problems for the head from which the funds are diverted and therefore will not be allowed.*

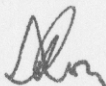
*Further it was also resolved that possibilities be explored to allot some works to national agencies like CPWD, NBCC etc. to enable Campus Development Department, NEHU to concentrate on fewer works and thereby improve the quality of their work.*

**Item No. BC:99:1: Confirmation of the Minutes of the 98<sup>th</sup> Building Committee meeting held on 17<sup>th</sup> September, 2010.**

*Minutes of the 98<sup>th</sup> Building Committee held on 17<sup>th</sup> September, 2010 are confirmed as no comments were received from any member.*

**Item No. BC:99:2: Additional fund requirement for construction of Cluster of Class Rooms for Sciences and other than Sciences :**

*The Committee observed that the total allocation for this work is Rs.1973.00 Lacs (Rs.1473.00 lacs from XIth plan and Rs.500.00 lacs from UPE funds). The Committee considered the report of the Sub Committee and observed that the*



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estimates provided by the architects were not realistic hence fee to be paid to M/S Space Ace be re-examined and their fee will be restricted upto the physical status of the works, which can actually be executed with in the available funds. The fee to be paid to the architects shall be proportionate to the actual percentage of completed work. Architect's proportionate fee is to be worked out on the basis of his estimates amounting to Rs.18,69,63,881.00 submitted to the Building Committee for approval in its 82<sup>nd</sup> meeting held on 23.09.2008.

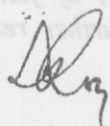
Further it was resolved that CDD prepares a performance report on all the architects who have worked with the University and a panel of the architects be drawn. It was also stressed that unless comprehensive supervision is asked from the consultant architects, their fee may be restricted to 2%.

It was decided that the expenditure on this project be curtailed so that some components of the work are made fully functional alongwith furnitures, blackboard etc with in the allocation of Rs.1973.00 lacs. Out of total allocation of Rs.1973.00 lacs, an amount of Rs.73.00 be kept for furniture etc. The report of the sub committee is accepted with above conditions.

A note to UGC through Finance Department be sent, justifying the cost escalation and explaining that we will have some floors functional with in the allocation. The revised estimate submitted to the committee for Rs.28.61 crores be sent to UGC and 15% of the basic civil cost on account of furnishing the same also be added to that, which comes to Rs 31,52,54,774.00.

**Item No.BC:99:3: Projected completion cost of Building Projects under NEICOD.**

The Building committee noted that the allocation for this work is for Rs.1899.00 lacs out of which Rs.422.00 lacs are earmarked for equipments and Rs.1477.00 lacs for Building works including furnishings. There are two major components of this project i.e Cultural park and Bio park. The Bio park has its three sub components that is Laboratory complex, Butterfly park and Auditorium. It was decided that as resolved above for Cluster of Class rooms, the work of NEICOD also should be restricted with in the allocation and some components of the buildings be made fully functional. The CDD informed the committee that due to the fact that tender value for the Auditorium has already reached, parial completion of the same is not possible. The Finance Officer and The Deputy Registrar ( Planning) will see if there are any savings from the equipment grant of Rs.422.00 lacs. Further it was also resolved that The Finance Officer may seek a clarification from the UGC on their sanction letter F.7.10/2007 (CU) dated 20.03.2010, on whether it is a additional sanction of Rs.2000.00 lacs or the revision of allocation of Rs.1899.00 to Rs.2000.00 lacs. However till the clarification from the UGC is received CDD can go ahead with the works upto Rs 1622.00 and make some components of the project fully functional. If there are any extra items which are not there in the agreement of the contractors are felt necessary for making some of the components of the building fully functional, same are approved provided that these are with in the Total cost approved for Rs.1622.00 lacs. The committee considered the report of the sub committee and observed that the estimates provided by the architects were not realistic hence fee to be paid to M/S Space Ace be re-examined and their fee be restricted upto the physical status of the works, which can actually be executed with in the available funds. The fee to be paid to the architects shall be proportionate to the actual percentage of completed work. Architects proportionate fee is to be worked out on the basis of his estimates amounting to Rs.15,85,70,114.00 submitted to the Building Committee for approval in its 82<sup>nd</sup> meeting held on 23.09.2008.



The report of the Sub Committee is accepted with above observations.

**Item No.BC:99:4: Reconstruction of damaged wall for a length of 55.00 Metre along the Link Road to Mawiong.**

It was noted that the security deposit of the original contractor had been forfeited. It was also resolved that the earth at damaged portion be allowed to stabilize for one more monsoon season. The item was deferred as no fund diversion from Faculty of Engineering be allowed as proposed in the agenda.

**Item No.BC:99:5: Consultancy work for taking up various works at Tura Campus.**

The Building Committee considered the report of the Sub Committee on the scrutiny of the technical bids submitted by the consultancy firms. The report of the sub committee was accepted and it was resolved that the financial bids of the technically qualified bidders be opened by a committee consisting of The Registrar, The Finance Officer and The Consultant CDD.

It was decided that offer to the finally selected architect should clearly specify that in case the cost of complete work exceeds their estimates by more than 5% they may be penalise upto 50% of their total fee payable.

The committee resolved that cost of building including all ancillary works shall not exceed Rs.720.00 lacs i.e 90% of total allocation of rs.800.00 lacs.

**Item No.BC:99:6: Approval of drawings and estimates for the (i) Construction of Pro-Vicechancellor's Residence (ii) Administrative Block (iii) Guest House, (iv) Health centre and (v) Main gate and circular park, at NEHU, Tura Campus, Tura.**

The committee resolved that drawings submitted by the architects be discussed with the PVC, Tura and CDD should in corporate the changes if any suggested by the PVC, Tura. It was also resolved that architect be informed that there should not be any variation over the estimated costs projected by the architects. The committee resolved that an amount of Rs.198.3 lacs out of total allocation of 1983.00 lacs be earmarked for furnitures or any cost escalation at a later date. The amended drawings if any as suggested by PVC, Tura may be brought before the next Building Committee.

**Item No.BC:99:7: Construction of School of Technology : SH: Construction of Approach Road, Retaining Walls for School of Technology Block No. 6 to 10**

The committee resolved not to accept the proposal to take up the said work due to paucity of funds. The Deputy Registrar ( Planning) may send the details to UGC conveying the breakup of Rs.1000.00 lacs ( Sanctioned vide UGC's letter no.F.58-3/2009(CU) dated 23.12.2009) as done in case of Faculty of the Management for Rs.800.00 lacs.

**Item No.BC:99:8: Approval of Drawing and Estimate for the construction of Students' Union Office under the Head of Account "Students' Activity Centre" under XIth Plan at NEHU, Shillong.**

The Committee approved the proposal for an amount of Rs.45.00 lacs as against Rs.60.00 lacs proposed in agenda. The diversion of funds from Faculty of Engineering is not permissible. The Committee further resolved that in future

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tenders upto 10% below the current cost index can be accepted by the University. The work shall be named "Student Activity Centre".

**Item No. BC:99:9: Approval of Drawing and Estimate for the Construction of Research Scholar Hostels 2 nos under the XIth Plan allocation.**

The committee resolved to approve the estimates and allocated the funds of Rs.450.00 lacs for the works. An amount of Rs.50.00 lacs is allocated to furnish the same. The project should be made fully functional within the allocated amount of Rs.450.00 lacs. The modified drawing and estimates for the works is approved with a ceiling limit of Rs.450.00 lacs to be met from XIth plan allocation vide sl no. XX.

**Item No. BC:99:10: Construction of Faculty apartments for staff under the XIth Plan allocation.**

It was resolved that as the sanction is meant for the apartments, it is not possible for the committee to agree for the construction of the individual houses. NEHUTA may be informed accordingly and may be requested to accept the proposal for apartments as taking up the matter with the UGC at this stage may entail us losing the project altogether. Further seismology can not be a factor to construct single storey houses as the houses are double storeyed only and technically sound.

**Item No. BC:99:11: Construction of Guest House At Guwahati. Approval of conceptual drawing.**

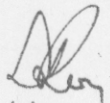
The modified estimate and drawings for the project amounting to Rs.842.00 lacs is approved. It was also resolved that The Registrar may write to Smt. Renu Batra Joint Secretary, UGC requesting her that grants may be released as the work was delayed considerably due to various factors. Further UGC may also be informed that matter shall be placed in its next meeting of the Finance Committee for ratification.

**Item No. BC:99:12: Construction of Women/Girls hostel at permanent campus, NEHU, Shillong.- Approval of drawings and estimate thereof.**

The Chairman informed the committee that there is a decision of the UGC to allocate the funds of Rs.100.00 lacs/ Rs.200.00 lacs for non metro/metro cities. Further there is a decision in principle of UGC to apply cost index while releasing the grants for women hostel. As the prevailing cost index at Shillong is 163, the University may get an amount of Rs.163.00 lacs against Rs.100 lacs agreed for non metro cities. Accordingly UGC be requested to release the grant for an amount of Rs.163.00 lacs as against Rs. 100.00 lacs already sanctioned. The matter be kept in abeyance till the revised sanction of Rs.163.00 lacs is received from the UGC.

**Item No. BC:99:13: Approval of revised estimate for the construction of 24 (Twenty Four) units of P-Type quarters at permanent campus, NEHU, Shillong**

The committee resolved that in view of the limited sanction of Rs.644.60 lakhs this item may be again put on agenda in next Building Committee with complete expenditure like approach road, external and internal electrification, water supply etc. and any other incurred liability under this head of account.



**Item No.BC:99:14: Allocation of additional grant for Extension of Law Building at permanent campus,NEHU,Shillong.**

The committee resolved to take up the work limited to the allocated amount of Rs.300.00 lacs only as there are no funds available under the head of account of New Departments in XIth plan.

**Item No.BC:99:15: Award of work for approach road towards 20 units of Non teaching staff quarters type III.**

The committee agreed to award the work for an amount of Rs.24,19,514.00 as the funds of Rs.25,43,513.00 are available.The name of work shall be modified as Construction of 5 (Five) New Blocks of Hostels with 100 capacity-(a) Road.

**Item No.BC:99:16: Construction of approach road and foot path to Bamboo head Quarters at permanent campus NEHU,Shillong.**

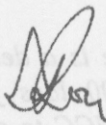
The committee resolved to approve the proposed estimate of Rs.26,86,236.00.

In conclusion the Chairman Building Committee observed that the committee has to spent considerable time in verifying the correctness of the statements regarding the availability of the funds.Therefore directed that in future the agenda notes should be placed after thorough cross checking of the funds with Finance Department and Planning Department.

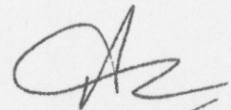
It was also resolved that in all other future building projects,10% of the total project cost be kept out of the estimated cost to meet possible escalation in future.

It was further resolved that in future planning of the estimates should be as such that it includes all the services required to complete the work and make it fully functional.

The meeting ended with vote of thanks from the chair.



Registrar,  
NEHU,Shillong.  
Member Secretary,Building Committee



Vice-Chancellor  
NEHU,Shillong.  
Chairman,Building Committee

**ACTION TAKEN REPORT ON THE RESOLUTIONS OF THE 99<sup>TH</sup> BUILDING COMMITTEE MEETING HELD ON 9<sup>th</sup> December, 2010.**

**Item No.BC:99:1:** Confirmation of the Minutes of the 98<sup>th</sup> Building Committee meeting held on 17<sup>th</sup> September, 2010.

No action required to be taken.

**Item No. BC:99:2:** Additional fund requirement for construction of Cluster of Class Rooms for Sciences and other than Sciences :

A letter to UGC has been sent, seeking additinal grants to complete the work. In the meanwhile the contractor's have been informed about restriction of their tender value.

**Item No.BC:99:3:** Projected completion cost of Building Projects under NEICOD.

A letter to UGC has been sent, seeking additinal grants to complete the work. In the meanwhile the contractor's have been informed about restriction of their tender value.

**Item No.BC:99:4:** Reconstruction of damaged wall for a length of 55.00 Metre along the Link Road to Mawiong.

No action required to be taken for the time being.

**Item No.BC:99:5:** Consultancy work for taking up various works at Tura Campus.

Financial bids of the technically qualified architects were opened on 10.01.2011 and same shall be placed before next sitting of the Building Committee.

**Item No.BC:99:6:** Approval of drawings and estimates for the (i) Construction of Pro-Vicechancellor's Residence (ii) Administrative Block (iii) Guest House, (iv) Health centre and (v) Main gate and circular park, at NEHU, Tura Campus, Tura.

The matter was discussed with PVC, and he suggested some changes in the drawing of PVC's residence and front gate. Accordingly same were conveyed to the consultant architect and revised drawings have been received and shall be placed before the Building Committee in its next sitting.

**Item No.BC:99:7:** Construction of School of Technology : SH: Construction of Approach Road, Retaining Walls for School of Technology Block No. 6 to 10

The matter is being taken up with Deputy Registrar (Planning) to send the breakup of Rs.1000.00 Lakhs to UGC.

**Item No.BC:99:8:** Approval of Drawing and Estimate for the construction of Students' Union Office under the Head of Account "Students' Activity Centre" under XIth Plan at NEHU, Shillong.

The revised drawing and estimate with in the Cost limit of Rs.45.00 Lakhs as fixed by the Building Committee has been prepared and got approved from

DSW,NEHU.The tender for the work has been invited and same is due to be opened on 4.02.2011.

**Item No.BC:99:9: Approval of Drawing and Estimate for the Construction of Research Scholar Hostels 2 nos under the XIth Plan allocation.**

Tenders for the work were invited and opened on 12.01.2011.The tenders shall be placed before next sitting of the Building Committee for taking a decision to award the work for execution.

**Item No.BC:99:10: Construction of Faculty apartments for staff under the XIth Plan allocation.**

As per the decision of the Building Committee the NEHUTA was requested to accept the proposal for apartments.However NEHUTA has not agreed to the same and the estimates for individual houses are under prepration in CDD and shall be placed for the approval of the Building Committee.

**Item No.BC:99:11: Construction of Guest House At Guwahati.Approval of conceptual drawing.**

UGC has been requested to release the grant.

**Item No.BC:99:12: Construction of Women/Girls hostel at permanent campus,NEHU,Shillong.- Approval of drawings and estimate thereof.**

A letter to UGC requesting them to enhance the grant has been sent

**Item No.BC:99:13: Approval of revised estimate for the construction of 24 (Twenty Four) units of P-Type quarters at permanent campus,NEHU,Shillong**

Expenditure incurred so far in this scheme is being worked out and shall be placed to the Building committee after done with.

**Item No.BC:99:14: Allocation of additional grant for Extension of Law Building at at permanent campus,NEHU,Shillong.**


No action required to be taken for the time being.

**Item No.BC:99:15: Award of work for approach road towards 20 units of Non teaching staff quarters type III.**

The work has been awarded and is under good progress

**Item No.BC:99:16: Construction of approach road and foot path to Bamboo head Quarters at permanent campus NEHU,Shillong.**

Tenders for the work were invited and opened on 12.01.2011.The tenders shall be placed before next sitting of the Building Committee for taking a decision to award the work for execution.

  
(K.NAJIAR)  
Consultant, CDD

grant lien to Prof. E.D. Thomas against the post of Professor of Economics (substantive post) consequent upon his appointment as the Pro-Vice-Chancellor, Tura Campus w.e.f. 20.12.2010(A.N.) till the expiry of the term of appointment as Pro-Vice-Chancellor, which is co-terminous with that of the Vice-Chancellor.

**6:6: Service condition/Financial & Other benefits**

**(i) Payment of HASA to the Employees of NEHU.**

**NO:EC:145:2011:6:6:(i):** The Council considered the Minutes of the Committee constituted by the 144<sup>th</sup> Executive Council and the Council **RESOLVED** that the Registrar shall send a reply to the UGC including the points mentioned in the Minutes of the Committee.

**(ii) Lumpsum incentive for acquiring higher qualification.**

**NO:EC:145:2011:6:6:(ii):** The Council considered the representation of Dr.Santanu Ray, Senior Statistical Cell, NEHU, for a lumpsum incentive for acquiring higher qualification in obtaining the degree of Doctor of Philosophy and the Council deliberated on the matter and **RESOLVED** to regret the same.

**6:7: Others:**

**(i) Minutes of the 99<sup>th</sup> Building Committee held on 9<sup>th</sup> December, 2010.**

**NO:EC:145:2011:6:7:(i):** The Council considered the Minutes of the 99<sup>th</sup> Building Committee held on 17.9.2010 and **RESOLVED** to approve the same and noted the action taken on the Minutes of the 99<sup>th</sup> Building Committee.

**(ii) Exemption of payment of Electricity bill in Quarter-P.26.**

**NO:EC:145:2011:6:7:(ii):** The Council considered that Mizoram University had already paid the licence fee for Quarter No.P.26 in advance to NEHU till December,