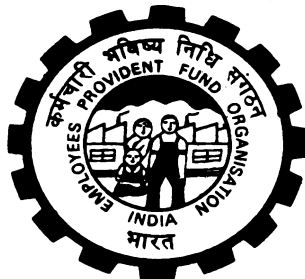


EMPLOYEES' PROVIDENT FUND ORGANISATION



AGENDA BOOK

89th Meeting Executive Committee CBT (EPF)

Date : 12.04.2017 (Wednesday)

Time : 11 :00 AM

**Venue : Ministry of Labour & Employment,
Shram Shakti Bhawan ,
New Delhi-110001.**

Item No. 1: (a) Confirmation of the Minutes of 88th meeting of Executive Committee, CBT (EPF) held on 27.03.2017.

1. The minutes (**Annexure A**) of the 88th meeting of the Executive Committee, CBT (EPF) held on 27.03.2017 were circulated to all members vide letter dated 30.03.2017.
2. No observation received from any members, hence the minutes are being place before EC, CBT (EPF) for confirmation.

(b) Action taken statement in respect of EC, CBT (EPF) held on 27.03.2017.

Action taken statement in respect of 88th EC, CBT (EPF) meeting could not be prepared due to paucity of time. The action taken statement in respect of 88th and 89th will be placed in the 90th meeting of EC, CBT (EPF).

Speed Post

दूरभाष: 011-26186517

फैक्स: 011-26178343



कर्मचारी भविष्य निधि संगठन
Employees' Provident Fund Organisation
(श्रम एवं रोजगार मंत्रालय, भारत सरकार)
(Ministry of Labour & Employment, Govt. Of India)
मुख्यकार्यालय/ Head Office,

भविष्य निधि भवन, 14-भीकाजी कामा प्लेस, नई दिल्ली - ११००६६

Bhavishya Nidhi Bhawan, 14-Bhikaiji Cama Place, New Delhi-110066

No. Conf. 3(1) 88th EC/2017

Dated: 30.03.2017

To

All Members,
Executive Committee, CBT (EPF),
(As per list).

30 MAR 2017

Sub: Forwarding of minutes of 88th meeting of Executive Committee, Central Board of Trustees (EPF), held on 27.03.2017 – reg.

Madam/Sir,

I am directed to forward herewith the minutes of 88th meeting of Executive Committee, Central Board of Trustee (EPF) held on 27.03.2017 at Ministry of Labour & Employment, Shram Shakti Bhawan, New Delhi duly approved by the Chairperson, Executive Committee, Central Board (EPF) for kind perusal.

2. Kindly acknowledge receipt.

Yours faithfully,

Encl: As above.

(RIZWAN UDDIN)
Regional PF Commissioner (Conf.)

Copy to:

- FA & CAO, CVO, ACC (HQ) MN, ACC (HQ) KVS, ACC (HQ) KLT, All Addl.CPFCs in Head Office, New Delhi..
- Under Secretary (SS-II), Ministry of Labour & Employment, New Delhi.
- PS to CPFC.
- Deputy Director (OL) – for Hindi Version.
- Guard File.

(RIZWAN UDDIN)
Regional PF Commissioner (Conf.)

EMPLOYEES' PROVIDENT FUND ORGANISATION
MINUTES OF 88th MEETING OF
THE EXECUTIVE COMMITTEE, CBT (EPF)
(NEW DELHI; 27th March 2017, 0500 PM)

The 88th meeting of the Executive Committee, CBT (EPF) was chaired by Smt M. Sathiyavathy, Secretary to the Govt. of India, Ministry of Labour and Employment. The following members attended the meet

- | | | |
|----|---|---|
| 1. | Shri Heeralal Samariya, Addl. Secretary | Ministry of Labour & Employment |
| | | Central Government representatives |
| 2. | Shri Arun Goel, AS F& A(L &E) | |
| 3. | Shri Ravi Wig | Employers' representative |
| 4. | Shri KV Shekhar Raju | |
| 5. | Shri AD Nagpal | Employees' representative |
| 6. | Dr VP Joy | CPFC & Member Secretary (ex-officio) |

The following members could not attend the meeting and sought leave of absence.

- | | | |
|----|---|---|
| 1. | Dr UD Choubey | Employers' representative |
| 2. | Secretary (Labour) Government of Madhya Pradesh | State Government representatives |
| 3. | Additional Labour Commissioner, Govt of Kerala | Represented by Shri Alexander |

The list of officers of the EPFO, who attended the meeting, is at **Annexure A**.

CPFC welcomed the Secretary (L&E) to the meeting as Chairperson, EC. CPFC also welcomed all members to the 88th meeting of the Executive Committee.

Before taking up the agenda formally, Mr Ravi Vig sought attention of the Chairman regarding difficulties faced by the stakeholders in accessing the web portal of EPFO. He said that the EPFO website was slow and at times the system was not functioning well for some period. CPFC clarified that all the functionalities have been deployed and system is running smoothly since 21.03.2017. Chairperson, while taking note of the issue said that there indeed was a problem for some time, however action was taken by the CPFC towards its resolution. The system became slow on 9th March, but it recovered by 21st March in full shape. With some changes in the architecture, the website and the system have now been stabilised. CPFC elaborated further and explained to the members regarding the Pluggable Data Base (PDB), and Container Data Base (CDB) architecture that was employed by EPFO in consultation with C-Dac Pune. The entire data of 110 field Offices has now been brought on a Central server for improving citizen conveniences dramatically. Key services that will be available post second phase of computerisation include online claim settlements,

88th Executive Committee, 26 March 2017

Page 1 of 6

centralised payments, mobile services, automatic accounts transfers, etc. The system is now working well. The speed issues also have been resolved. Chairperson however felt that CPFC should deploy some senior officers to select Regional Offices and monitor the working of the software during peak periods.

With these deliberations agenda items were taken up for consideration.

Item No. 1: Confirmation of the minutes of 87th meeting of Executive Committee, CBT (EPF) held on 13-12-2016

The EC confirmed the minutes of 87th meeting as circulated

Item No. 2: Action Taken Statement in respect of 87th Executive Committee meeting held on 13.12.2016

ATR Item No 19 of 2: Installation of Roof top Solar Photovoltaic Panels of System: Shri Ravi Wig, suggested that Roof top Solar Photovoltaic Panels be installed in all the Office Buildings of EPFO, in order to reduce the burden of electricity generation on power houses. To this Chairperson informed that target has been given to each Ministry by Government of India including Ministry of Labour and Employment. M/s Rajasthan Electronics Ltd is the nodal agency for this work. Additional Secretary, M O L & E further informed that he personally took up the matter with Rajasthan Electronics and Instruments Ltd (REIL) and shortly the work will be started for installation of roof top solar panels appropriately.

ATR Item No 2 of 2: Transfer Policy of Staff: Shri A D Nagpal, raised the issue regarding inter regional transfer policy of Staff. He suggested that the staff may be transferred to their preferred place based on available vacancy in the Regions. The Chairperson shared that a lot of thinking has gone into the matter and transfer requests in the genuine cases may be considered for initial three years which may be extended upto five years. As a sound practice, the transfers need to be done only as exception to maintain a balance of workforce who join EPFO from various corners of the country through a competitive exam.

ATR Item No 13 of 2: TA/DA to non-Official trustees/Members of CBT: Shri K V Shekhar Raju, Member raised the issue with a concern that TA/DA to the non-Official trustees/Members does not seem to be appropriate, as current allowances have been pegged to the Grade pay of Rs 6600/- which is not an appropriate comparison. After verifying the scheme provisions of para 18 EPF Scheme, it was clarified that this item needs to be further clarified. It was decided that clarification would be submitted in the next meeting of the Committee.

Item No 3: Minutes of meeting of Sub Committee of the Executive Committee (EC)

The EC took note of the information as placed before it.

Item No 4. Policy for Security Arrangements for Offices and Residential premises of Central Board, EPF:

Proposal as contained in agenda item was approved with provision for review as and when needed. It was decided that security system for residential colonies for EPFO will be provided by the office, however some charges will be collected from the residents and no individual security shall be admissible to any Officer or Official.

Item No 5.

Manpower requirement for software development, testing maintenance of existing application software , UAN Data Management and other new software developments – proposal to hire the manpower of programmers from NISCI:

Item No 6.

Deployment of network administrator in the field offices through NISCI/UTITSL on NISCI rates:

CPFC informed the Committee that outsourced manpower is deployed for software development and networking from NISCI and UTITSL. Sh. Arun Goel, Addl. Secretary & F A stated that any such staff being hired should be according to the GFR norms (outsourcing by choice, according to rule 184 of GFR). The proposals in both the agenda items No 5 and 6 were approved.

Item 7 Hiring of alternate office accommodation for RO, Whitefield:

The proposal as contained in agenda was approved.

Item No 8. Arrears of rent in respect of Old Office Building of Regional Office, Peenya:

The proposal as contained in agenda was approved.

Chairperson further directed EPFO to present before the EC a proposal for enhancing delegation of powers, both administrative and financial in this regard to CPFC in the next meeting.

Item No 9. Interior work in the office space purchased by EPFO at East Kidwai Nagar, New Delhi:

After deliberations, and considering the expeditious completion of work, Committee decided to entrust the interior work of the office space purchased by EPFO at East Kidwai Nagar, New Delhi to the CPWD.

Item No 10. Renewal of Lease Agreement of Regional Office, Rajarjeshwari Nagar, Mysore Road, Bangalore:

The proposal as contained in the agenda was approved.

88th Executive Committee, 26 March 2017

Page 3 of 6

Item No 11. Award Scheme for Excellence in Key Performance Areas:

CPFC stated that the agenda item relates to appropriate evaluation of working in the field offices. For this, it is proposed that based on various points, the performance of field offices shall be evaluated. The best performing offices and staff would be awarded to motivate them with the aim of enhancing competitiveness and better performance. CPFC further informed that award ceremony can be done on the foundation day of EPFO every year.

The proposal as contained in the agenda was approved and CPFC was authorised to work out the details for implementation.

Item 12. Renewal of agreement with Tamilnadu Tourism Development Corporation Limited for Holiday Home at Kanyakumari, Tamilnadu- additional deposit of Rs31.05 lakhs.

CPFC informed that an amount of around Rs. 18.95 lakhs has already been deposited to Tamil Nadu Tourism Corporation and the remaining amount of about 31.05 lakhs remains to be paid to make the total deposit amount of Rs. 50 lakhs.

Chairperson wished to know how many people have availed this facility. Whether they have to pay for availing the facility of Holiday Home and who collected the amounts paid?

It was clarified that a nominal fee is paid by the officials of EPFO availing the facility of Holiday Home and this fee is collected by the EPFO office under whose jurisdiction the Holiday Home falls.

The proposal as contained in the agenda item was approved.

Item 13. Revision of rates of honorarium paid to the Guest Faculty invited for various training programmes at PDUNASS & ZTIs.

The proposal as contained in the agenda was approved.

Item 14. Implementation of consolidation process of field office database ad Unified Portal with PMRPY-additional requirement- regarding.

Presenting the agenda CPFC explained that 110 offices of EPFO have been brought on Central server. Remaining 10 offices were not brought because of railtel net connectivity issues which are likely to be resolved shortly. CPFC further elaborated that there is a lot of variability on the system load. It is the general tendency of the employers to submit their ECRs on the 14th & 15th day of the month. Further, there is the load of PMRPY cases. Since PMRPY is a new addition to the technical workload for EPFO, it was not accounted for during the planning phase. However, this load can be accommodated as four servers are already working and two additional servers have additionally been already purchased. However to make these servers operational, additional software support, memory and licences are required. For the same, the additional expenditure is proposed. Initially an amount of Rs. 195 Crore was sanctioned for this project of computerization and out of that amount, till

now around Rs.83 Crore have been utilised. The agenda therefore is put up for approval of additional expenditure to get the two additional servers functional.

The Chairperson desired to understand the wide gap between the sanctioned amount and the amount spent. Addl. CPFC HQ Sh. M. Narayanappa submitted that an item wise expenditure details shall be submitted before the committee in the next meeting.

With these deliberations, Chairperson stated that the amount to this project was already sanctioned, and the present proposal is within the sanctioned limit. The proposal contained in the agenda was noted by the Executive Committee and CPFC was authorised to proceed further to procure the items as proposed. The date to bring all remaining 9 offices except Port Blair on central sever was set as 20th April, 2017.

Item No 15: Role and Responsibilities of Zonal Offices.

The CPFC elaborated that post restructuring of the Organisation, a need has been felt to reorganise the role and responsibilities of the Zonal Offices as indicated in the agenda.

The proposal as contained in the agenda was approved.

Item No 16: Enhancement of Rent for Municipal Corporation Building hired by RO Tambaram.

The proposal as contained in the agenda was approved.

The items from 17 to 23

Due to paucity of time, items (17) to (23) were deferred. It was decided to place the items on 30th of March, 2017, the day of CBT as extended EC of 88th EC Meeting.

The meeting ended with a vote of thanks to the chair.

88th Executive Committee, 26 March 2017

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List of officers of EPFO who attended the 88th EC meeting held on 27-03-2017

S.N.	Name	Designation	Ministry/ Office
1.	Shri Manish Gupta	FA & CAO	Employees' P F Organisation
2.	Shri Rajesh Bansal	Director, PDUNASS	Employees' P F Organisation
3.	Shri M Narayanappa	ACC(HQ)	Employees' P F Organisation
4.	Dr S K Thakur	ACC(HQ)	Employees' P F Organisation
5.	Shri K Sarveswaran,	ACC(HQ)	Employees' P F Organisation
6.	Shri K L Goyal	ACC	Employees' P F Organisation
7.	Shri S. C. Goyal	ACC	Employees' P F Organisation
8.	Shri Chandramauli Chakraborty	ACC	Employees' P F Organisation
9.	Shri Mukesh Kumar	RPFC	Employees' P F Organisation
10.	Smt Aparajita Jaggi	RPFC	Employees' P F Organisation
11.	Shri Rakesh Sahrawat	RPFC	Employees' P F Organisation
12.	Shri Rizwan Uddin	RPFC	Employees' P F Organisation
13.	Shri Prithi chand	Section Officer	Employees' P F Organisation

88th Executive Committee, 26 March 2017

**Item No. 2 : Draft minutes of the meeting no. 1 of 2017 of Sub- Committee
of the Executive Committee, CBT on Building & Construction.**

EMPLOYEES' PROVIDENT FUND ORGANIZATION
DRAFT MINUTES OF THE
MEETING NO.1 OF 2017 OF SUB COMMITTEE OF THE EXECUTIVE COMMITTEE, CBT
ON BUILDING & CONSTRUCTION
(EPF HEAD QUARTERS, NEW DELHI; 25th March 2017 (12.00 Noon))

The meeting was chaired by Dr. V.P. Joy, CPFC and attended by the following members

Shri M. Jagadiswara Rao	Employees' Representative Member, CBT
Shri Ravi Wig	Employers' Representative Member, CBT
Shri K.L. Goyal	Additional CPFC-I (PFD) as CE, EPFO, Convener
Shri Raj Kumar	Deputy Secretary (Finance), MOL&E (on behalf of FA, MOL&E)
Shri D.N.Arya.	Superintending Engineer, ESIC (on behalf of CE ESIC)

The list of other officers/officials of Physical Facility Division (PFD) who were present in the meeting is as at **Annexure 'A'**. Shri Pawan Kumar Harsh, Executive Engineer (P&WA), CPWD also attended the meeting on behalf of CPWD.

At the outset, the Chairman welcomed all members and requested members to initiate the deliberations.

Item No.1 Confirmation of the minutes of meeting No.3 of 2016.

- 1.1 The Sub Committee confirmed the minutes of meeting No.3 of 2016 held on 30.11.2016.

Item No.2 Action Taken Statement in respect of the decisions taken in the meetings of the Sub Committee of the Executive Committee, CBT on Building & Construction held up to 30.11.2016.

- 2.1 Sh.M.J.Rao, Member CBT, stated that even though in previous meeting it was advised to call non official members in Project Monitoring Committee (PMC) for ongoing construction works and Head Office issued direction to ACC(Zones) to invite in PMC Meetings Sh. M.Jagadiswara Rao for projects in East & South India and Sh. Ravi Wig for projects in North & West India, so far only two invitations have been received from Regional Office, Chennai and Regional Office, Karnataka and other ACCs have not invited for any PMC meeting. CPFC directed PFD, Head Office to issue directions to concerned ACC at the places where construction work is going on, to have meeting periodically and report of the meeting to be forwarded to Head Office.

- 2.2 Sh. M.Jagadiswara Rao also pointed out that in respect of projects approved in last meeting , further progress should also be highlighted. It was intimated that after receiving approval from Head Office, concerned Regional Office conveys approval to Zonal/Divisional offices of CPWD and afterwards CPWD calls tenders and initiates preliminary activities which takes time. It was assured that project wise status shall be placed in next meeting.
- 2.3 Sh.Ravi Wig, Member, CBT pointed out that at every owned building of EPFO, installation of Solar PV panel should be ensured to reach target at National level and in new construction also the same provisions should be considered. CPFC informed to members that as per instructions of Ministry of Labour & Employment M/s Rajasthan Electronics and Instrumentation Limited(REIL) has been nominated for this task to facilitate installing roof top solar PV Panel at the offices of EPFO. The matter of installation of solar PV panel is in process with REIL.

Members suggested to publicise the action of EPFO in the national interest as it will save electricity usage to a large extent.

Item No.3 Special repair work at Sub Regional Office, EPFO Amritsar.

- 3.1 The agenda item was approved after deliberations.

Item No.4 Special repair works of new building at RO, Bandra.

- 4.1 The agenda item was approved with the direction to check the status of repairs in respect of old building and also related to bifurcation of erstwhile Bandra Office in to Regional Offices Bandra –I,II,III & IV.

Item No.5 Construction of Office Building including water supply sanitary installations electrical installations for EPFO Sub Regional Office, Bellary.

- 5.1 The agenda item was approved after discussion and deliberation.

Item No.6 Estimate for repairing renovation and up gradation of Type-I, Type-II, Type-III EPFO Staff Quarters and miscellaneous works in the campus at Coimbatore.

- 6.1 The agenda item was approved subject to direction that such repair works if any which have already been carried out under maintenance head must be excluded by concerned office.

stated that while deciding size of plots it must be ensured that only small offices are to be opened as per the present policy of decentralization of offices.

- Sh M.Jagadishawara Rao further raised the issue of hiring of additional space for Kandivali and hiring of office space at Jangipur. It was informed that the proposals are yet to be cleared by the Finance Division Head Office which has raised certain issues to be clarified.

The meeting ended with thanks to the chair.

Annexure 'A'

LIST OF EPF OFFICERS WHO ATTENDED THE MEETING:-

Sl. No.	Name of the Officer	Designation
1.	Smt. Aprajita Jaggi	Regional P.F. Commissioner-I (PFD)
2.	Shri Sunil Kumar	Assistant Engineer (Electrical)
3.	Shri Somendra Singh	Assistant Engineer (Civil)
4.	Shri M.S.Negi.	Section Officer (PFD)
5.	Shri Sanjay Kumar Das	Junior Engineer (Electrical)
6.	Shri Sebastian Zacharia	Junior Engineer (Civil)
7.	Shri Manish Kr. Agarwal	Junior Engineer (Civil)

Item No.3 : Special repair work at Sub Regional Office EPFO Amritsar.

The office building of Sub Regional Office, Amritsar with plinth area 1165 sq. meter (Basement Ground + 2 Floors) was constructed in 1985. Since then, no major repair work has been carried out during the period except day to day maintenance work, Painting & White washing of the buildings. Now, there is major seepage problem in all the six toilets of the office. All the toilets are to be renovated including replacement of door and windows, many of iron windows are rusted and are not closing properly, hence, replacement of some of windows is necessary. In some of the locations of the office building, cracks have developed and hence requires re-pasting/repairing. Moreover, due to increase of outer road level, the boundary wall is also required to be raised. The replacement of damaged/broken asbestos sheet of the cycle shade is also necessary. Similarly replacement of false ceiling in PRO Section and Conference Hall is necessary. Hence, all the provisions have been considered by CPWD in the estimate.

On request of RPFC SRO, Amritsar CPWD takes the EPFO work for “raising /erection of boundary wall of EPF exist staff colony” and “special repair and renovation of office building at Amritsar” and submitted two separate preliminary cum detailed estimate amounting to Rs.16,88,500/- and Rs.29,89,500/- respectively. In this estimate CPWD includes contingencies @ 5%, service tax @ 5.8% and labour cess @ 1% and applicable Departmental Charges considering rebate allowed to EPFO.

The following provisions are kept in the estimate:-

(A) Raising /Erection of boundary wall of EPFO staff colony at Sub Regional Office, Amritsar.

- Brick work for raising of existing wall and raising of M.S. grill has been considered in this estimate.
- Provision for 12mm & 15mm cement plaster for boundary wall has also been considered in this estimate.
- Provision for external exterior paint has also been considered in this estimate.
- Synthetic enamel paint to grill of boundary wall has been taken into consideration in this estimate.
- Provision for interlocking paver blocks 60mm thick for front side of quarters has also been considered in this estimate.

(B) Special repair and renovation of EPFO SRO, office at Amritsar.

The following provisions are kept in the estimate.

- Dismantling and replacement of deteriorated /blocked sanitary/ water supply lines in baths & WC.
- Dismantling and replacement of floors of toilet block with fully vitrified tiles of 300x300mm and designer wall tiles of 300x450mm.
- Aluminium doors and windows with aluminium fitting whatever required has also been taken in this estimate.
- Sanitary & water supply fittings has also been considered in this estimate.
- Water proofing treatment on terrace with fiber glass cloth has also been considered in this estimate.
- Water proofing treatment to depressed portions of WC/Bath has been taken in this estimate.
- Raising of existing wall and raising of M.S. grill has also been considered in this estimate.
- Raising of tap parapet height at terrace with half bricks masonry has also been considered in this estimate.
- Entrance portions has been considered for providing granite flooring.
- Wall panelling with teak wood has been considered in Commissioner Office.
- Percolated galvanized profile sheets has also been considered in this estimate against all the asbestos sheets/cycle shed which are broken/deteriorated.
- Provision for false ceiling in PRO & Conference room has been considered in this estimate.
- Provision for internal distemper with acrylic distemper and external exterior paint has also been considered in this estimate.
- Synthetic enamel painting to all the existing grills etc has been taken into consideration in this estimate.
- Retrieved value of the material received after dismantling has also been accounted for in this estimate.

The preliminary estimate were scrutinized by JE(C) at Regional Office Level and corrected for Rs.31,62,100/- (special repair /renovation of office building at Amritsar) and for Rs.17,89,800/- (raising /erection of boundary wall of EPF colony). The correction was mainly due to the addition of applicable departmental charges for EPFO.

ACC (PB&HP) vide their letter No.ACC/PB&HP/Tech Matters/LDH/ Vol.IV/ 1804 dated 21.10.2016 submitted these corrected two estimates to this Head Office requesting to consider the estimates for approval of competent authority.

The estimates submitted were again scrutinized in PFD Section of Head office and modified to Rs.31, 51,500/- and Rs.17, 82,800/- respectively. The details of corrected abstract is as under:-

a) Raising/Erection of boundary wall of EPF staff colony at SRO Amritsar

Total cost	=	Rs. 15,04,923.00 (A)
Add 5% contingency	=	<u>Rs. 75,246.00 (B)</u>
		=Rs. 15,80,169.00 (C)
Add 5.8% service tax on 'C'	=	Rs. 91,650.00
Add 1% Labour cases on 'C'	=	Rs. 15,802.00
Add 6% Agency charges on 'C'	=	<u>Rs. 94,810.00</u>
(50% of normal charges 12%)		<u>Rs. 17,82,431.00</u>

Say Rs. 17,82,500/-

b) Special repair and renovation of EPFO office at Amritsar

Total cost	=	Rs. 26,58,748.00 (A)
Add 5% contingency	=	<u>Rs. 1,32,937.00 (B)</u>
	=	Rs. 27,91,685.00 (C)
Add 5.8% service tax on 'C'	=	Rs. 1,61,918.00
Add Labour cases @ 1% on 'C'	=	Rs. 27,917.00
Add 6% agency charges on 'C'	=	<u>Rs. 1,69,176.00</u>
(50% of normal charges 12%)		<u>Rs. 31,50,696.00</u>

Say Rs. 31, 51,000/-

Finance Wing has concurred the above proposals of (A) Raising /Erection of boundary wall of EPFO staff colony at Sub Regional Office, Amritsar

amounting to Rs.17,82,431/- (Rupees Seventeen Lakhs Eighty Two Thousand Four Hundred Thirty One only) and (B) Special repair and renovation of EPFO, SRO Office at Amritsar amounting to Rs.31,49,021/- (Rupees Thirty One Lakhs Forty Nine Thousand and Twenty One only) including 5% Contingencies Charges, 5.8% Service Tax, 1% labour cess & 6% agency charges (after availing 50% of normal agency charges of 12% up to work costing up to Rs.2 crore as per CPWD Manual), subject to approval of Competent Authority.

The agenda item of the proposal was placed and approved in Sub-Committee of Executive Committee, CBT on Building and Construction, meeting No. 1 of 2017 held on 25.03.2017.

Proposal: The Executive Committee of CBT is requested to consider and approve the proposal as contained in the Agenda.

Item No. 4: Special repairs works of new building at RO, Bandra.

The new office building (Annex building) of RO, Mumbai at Bandra was constructed in 1999 by M/s NBCC having build up area 2989.62 Sqm (Basement + G + 7). As 18 years have passed since construction, building requires repair.

Accordingly, CPWD officers visited the site and suggested an extensive repair of the building to maintain it well for further use. CPWD therefore has submitted preliminary cum detailed estimates amounting to Rs. 216.20 Lakh. Regional Office, Bandra has modified the estimate for Rs. 80.92 Lakh after reducing the scope of work and submitted estimates to the Head Office with a request to convey the approval of competent authority letter dated 04.05.2016 (**Annexure-A**).

It was noticed that estimate recommended for Rs. 84.36 Lakh only but the items disallowed out of scope of works have not been deleted by RPFC from the abstract of estimate. Hence the estimate in original was returned vide this office letter dated 14.06.2016 (**Annexure-B**) with request to resubmit the estimate after necessary modification in Abstract. Accordingly this estimate was resubmitted by Regional Office, Mumbai vide letter dated 12.09.2016 (**Annexure- C**) mentioning that:-

“JE(C) has modified said estimate by duly reducing the scope of work by deleting certain items such as granite stones at Sri. No. 2, 3 and 4 MS Grills to Windows at Sr. No. 7, vitrified tile flooring at Sri. No. 14, 15 and false ceiling item at Sri. No. 17. The items such as External repairs, internal repairs, painting and toilets repairing have been considered in the estimate. ”

The estimate has been scrutinized in the PFD section of Head Office. The rates applied by CPWD for Departmental charges as well as for contingency have been corrected as per CPWD works manual 2014 and keeping in view the rebate given by CPWD in departmental charges (**Annexure-D**) Departmental Charges and (**Annexure-E**) for contingency.

The revised abstract is as follows with total estimated cost Rs.83, 82,500/-.

Sl. No.	Description	Total cost in Rs.
1.	Total DSR 2014 item 1 to 59	51,25,780.00
2.	Total market rate item No.60 to 74	7,09,897.00
3.	Total of above	58,35,677.00

Sl. No.	Description	Total cost in Rs.
4.	Add cost index (Mumbai C.I. 132 DSR-2014 C.I. 105 i.e. (132-105)/105*100) = 25.71% on DSR 2014 Items	13,17,838.00
	Total	71,53,515.00 (A)
5.	Add 5% contingencies on 'A'	3,57,676.00
	Total	75,11,191.00 (B)
6.	Add Service Tax @ 5.6% on 'B'	4,20,627.00
7.	Add Departmental Charges @ 6% (50% rebate on normal charges 12% (Annexure-D) on 'B'	4,50,671.00
	Grand Total	83,82,489.00
	Say Rs. (round off)	83,82,500.00

Finance Wing has concurred the estimate of Rs.83,82,500/- (Rupees Eighty Three Lakhs Eighty Two Thousand Five Hundred only) including 6% agency charges, 5% contingencies and 5.6% Service Tax, subject to approval of competent authority.

The agenda item of the proposal was placed in Sub Committee of Executive Committee, CBT on Building and Construction, Meeting No.1 of 2017 held on 25.03.2017. The agenda item was approved with the direction to call further estimate if any in respect of old building special repairs , if needed and related to bifurcation of erstwhile Bandra Office in to Regional Offices Bandra –I,II,III & IV.

Proposal : The Executive Committee of CBT is requested to consider and approve the proposal as contained in the Agenda.



कर्मचारीभविष्यनिधिसंगठन

EMPLOYEES' PROVIDENT FUND ORGANISATION

श्रम एवं रोजगार मंत्रालय, भारत सरकार [MINISTRY OF LABOUR & EMPLOYMENT, GOVT. OF INDIA]

आंचलिक कार्यालय: महाराष्ट्र एवं छत्तीसगढ़ / Zonal Office : Maharashtra & Chhattisgarh

भविष्यनिधि भवन, 341, बांद्रा (पूर्व), मुंबई - 400051

Bhavishya Nidhi Bhawan, 341, Bandra [East], Mumbai - 400051

टेलीफोन/TELEPHONE-(022)26474444, 26470032, 26470026*फैक्स/FAX-(022)26470031

e-mail :

Annxure- A



संदर्भ सं./Ref No. : अ.के.आ./27(8)/2016/ 261

दिनांक : 03.05.2016.

To.
The Central P.F. Commissioner
Head Office, New Delhi.

* By Name to :- Shri. M.S. Kalia, ACC-II(PFD).

Sub :- Extensive repair and maintenance work of New Building at RO Bandra.

Sir,

Regional Office, Bandra vide letter No. MH/PF/BAN/Const./10 dated 18.04.2016 has forwarded a proposal regarding sanction of Rs. 84.36 Lakhs for extensive repair and maintenance work of New Annex Building at Regional Office, Bandra.

Further, it is intimated that the CPWD has furnished estimates of Rs. 216.20 Lakhs for carrying out the repairs. The works involved are -

1. Repairs to damages portion of front entry porch RCC work and finishing with glass mosaic tiles after repairs.
2. Removal of old external plaster, repair of RCC work, re-plastering and painting. ✓
3. Renovation of toilets. ✓
4. False Ceiling to all Office.
5. Provide vitrified tiles for floors.
6. Providing M.S. grills to window openings.

The said estimate has been verified by Shri. P. Rajeshwar, Jr. Engineer, Zonal Office, Hyderabad who inspected the site i.e. New Building and recommended that first three items of work are essential and required to be carried out immediately but there is no need to take up the work of laying out of floor with vitrified tiles, providing M.S. grills to window opening or false ceiling.

The said proposal is forwarded herewith duly recommended with a request to convey the approval of the competent authority in respect of item No. 1 to 3 above at an estimate of Rs. 84.36 Lakhs at the earliest.

Encl. :- As above.

Yours faithfully.

(K.V. Sarveswaran)

Additional Central P.F. Commissioner - I
Maharashtra & Chhattisgarh

"केन्द्रीय निधि"

Telegram: "KENDRIYA NIDHI" New Delhi

दूरभाष / Telephone 011-26172674

ई मेल / E-mail: cpfc@alpha.nic.in

फैक्स / FAX 011-26192008

कर्मचारी भविष्य निधि संगठन

EMPLOYEES' PROVIDENT FUND ORGANISATION

श्रम एवं रोजगार मंत्रालय, भारत सरकार

MINISTRY OF LABOUR AND EMPLOYMENT, GOVERNMENT OF INDIA

मुख्य कार्यालय/Head Office

भविष्य निधि भवन, 14, भीकाजी कामा प्लेस नई दिल्ली 110066-

Bhavishya Nidhi Bhawan, 14, Bhikaji Cama Place, New Delhi - 110066

www.epfindia.gov.in, www.epfindia.nic.in

CS-3(21)93/Vol-.V/

Dated 14.06.2016

To

The Additional Central P.F. Commissioner
(MH & CH)

Subject:- Extensive repair and maintenance work of New Building at RO, Bandra.

Sir,

Please refer to your letter No. ACC/27(8)2016/201 dated 03/04.05.2016 on the above mentioned subject.

In this connection, it is to inform that out of the total estimated cost of Rs.216.20 lacs for the above work. Junior Engineer, EPFO and ACC (MH&CH) has recommended for works amounting to Rs. 84.36 lacs. But it is seen that no correction in this regard is made in the abstract of cost. Hence the estimate in original is hereby returned with request to bifurcate the items considered in the proposal from the general abstract and make a separate abstract of items considered for execution with applicable agency charges after availing 20% rebate on normal agency charges as per the mutual consent with EPFO & CPWD.

In this regard, the services of Shri P. Rajeshwar, Junior Engineer (Civil), EPFO, Hyderabad may please be utilised.

Yours faithfully,

Encl.:- As above

(Aprajita Jaggi)

Regional P.F. Commissioner-I(PFD)

Copy to :-

1) Office of ACC EPFO Hyderabad

1) RPFC-I, Bandra (East) Mumbai -I for necessary action please

2) Sh. P Rajeshwar, JE(C) - Zonal Office EPFO Hyderabad for necessary action please.

जारी किया
ISSUED



कर्मचारी भविष्य निधि संगठन
Employees' Provident Fund Organisation
 (श्रम एवं रोजगार मंत्रालय, भारत सरकार)
 (Ministry of Labour & Employment, Govt. of India)

Regional Office : Mumbai-I, Bhavishya Nidhi Bhavan / क्षेत्रीय कार्यालय : मुंबई - 1, भविष्य निधि भवन,
 341, Bandra (East), Mumbai 400 051 / 341, बांद्रा (पूर्व), मुंबई 400 051

Tel: 022 - 26470001,2,3,4,5 Fax: 022 - 26470028

No. MH/PF/BAN/Const/ 75

Date: 08/09/2016

12/09/2016

To,
 The Addl. Central P.F. Commissioner
 MH & CG
 Bandra, Mumbai-I.

By name to: Shri K.V. Sarveswaran, ACC-I

Sub: Extensive repair and maintenance of New Building at RO. Bandra.

Ref: 1) अ.के.आ./27(8)/2016/965. Dt. 05/08/2016.

2) Head office letter No. CS-3(21)93/Vol-V/10713 dated 26/07/2016.

Sir,

With reference to subject cited above, Head office through letter mentioned at Ref 2 has advised to make a separate abstract of items considered for execution with applicable agency charges. It was also advised to utilise the services Sh. P. Rajeshwar, JE(C), EPFO-Hyderabad.

Accordingly JE(C) has modified said estimate by duly reducing the scope of work by deleting certain items such as granite stones at Sri. No.2,3 and 4, MS Grills to windows at Sri. No.7, vitrified tile flooring at Sri. No. 14, 15 and false ceiling item at Sr. No.17. The items such as External repairs, internal repairs, painting and toilets repairing have been considered in the estimate.

Head office vide letter No CS-3(14)/EPFO/CPWD Const/2014/Vol-III/8086 Dt. 25/07/2016 intimated to consider the departmental charges @ 50% rebate on standard departmental charges. Hence the departmental charges have been considered at 4% against 8% quoted by CPWD in the said estimate.

The corrected abstract of estimate for Rs.80.92 Lakh in the original abstract of estimate is forwarded by JE (Civil), Hyderabad through letter no. EPFO/ACC (TS, AP & OR)/JE/MH/2016 dated 09.08.2016 same is enclosed herewith.

ACC (MH&CG) may please consider to recommend to the competent authority for approval of revised estimate.

Yours faithfully

Pankaj Raman

[Pankaj Raman]

Regional P. F. Commissioner-I
 Mumbai-I

Encl: As above.



S.No	Description of Items	Qty	Rate	Unit	Amount	Item code DSR-14
70	Providing and fixing jet sprayer (Health faucet) with connection pipe of required length upto 1.50 metre including hanger and screws of approved quality and design conforming to IS standards complete as directed by Engineer-in-charge.					
71	Credit for taking away the dismantled (Unserviceable) material such as reinforcement bars, G.I. pipes, C.I. or S.C.I. pipes, M.S. tanks, C.I. flushing cistern, M.S. grills etc.	30.00	621.50	Each	18645	M/R
72	Credit for taking away the dismantled materials (unserviceable) brass bibcock / brass stop cock.	100.00	-30.00	kg.	3000	M/R
73	Credit for taking away the dismantled materials (unserviceable) wooden frames & shutters.	40.00	-220.00	kg.	8800	M/R
74	Credit for taking away the empty plastic drums of polyproof/flexi seal/Resikon/external acrylic paint drums etc.	1000.00	-10.00	kg.	-10000	M/R
		27.00	-20.00	kg.	-540	M/R
Total DSR 2014 Items <u>Rs. 5125780</u> to 59						
Total Market rate Item No. 60 To 74						
Add Cost Index (Mumbai C.I. 132 DSR-2014 C.I. 105 i.e. $(132-105)/(105 \times 100) = 25.71\%$ on DSR 2014 Items						
TOTAL						14075913
Add 3% contingencies						709897
TOTAL						14785810
Add Service Tax @ 5.60%						3618917
TOTAL						18404727
Add Departmental Charges @ 8% (50% rebate) @ 4%						552142
GRAND TOTAL						18956869
Say Rs.						1061585
						20018454
						1601476 (W.O.)
						21619930 (D.C)
						216.20 Lakhs

ASSISTANT ENGINEER (P)
MUMBAI CENTRAL CIRCLE-I
CENTRAL P.W.D., MUMBAI -20.

EXECUTIVE ENGINEER (P)
MUMBAI CENTRAL CIRCLE-I
CENTRAL P.W.D., MUMBAI -20.

SUPERINTENDING ENGINEER
MUMBAI CENTRAL CIRCLE-I
CENTRAL P.W.D., MUMBAI -20.

17/4/15

Total - Rs. 33,08,120.20 - A
Add 5% service tax Rs. 41,2615.20
on A

Add 4% agency charges 50% of regular agency charges -
of 12%.

Corrected abstract at P-103

5829374

Corrected Abstract
of Cost

5125780

709897

5835677

1317838

7153515

214605

7368120

412615

7780735

311229

8091964

80.92 lakhs

2,94,725 = 20

76,62,845

80.92 lakhs

Say Rs. 76,63,000/-

Corrected by

17/4/15

(P. Rajeshwari)

JE(C)

EPFO, ZO (TASAR)

Hyderabad.

4

केन्द्रीय निधि

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कर्मचारीअविष्यनिधिसंगठन
EMPLOYEES' PROVIDENT FUND ORGANISATION
अमएवंरोजगारमंत्रालय, भारतसरकार
MINISTRY OF LABOUR AND EMPLOYMENT, GOVERNMENT OF INDIA
मुख्यकार्यालय/Head Office

अविष्यनिधिभवन, 14, भिकजीकामाप्लेस नई दिल्ली 110066
BhavishyaNidhiBhawan, 14, Bhikaji Cama Place, New Delhi - 110066
www.epfindia.gov.in, www.epfindia.nic.in

No.CS-3(14)/EPFO/CPWD Const./2014/Vol.III/

Dated: 30 SEP 2016

To

The Director(PDUNASS).
All Addl. CPFC- I & II (Political States).
All RPFC-I of Regional Offices/ZTIs.
All RPFC-II, SROs
All AEs/JEs

Sub: 50% rebate on standard departmental charges for EPFO works
taken up by CPWD - regarding.

Sir,

Please find enclosed CPWD circular No. 18/11/2015-W-I(DG)/1096 dated
11.08.2016 for information & necessary action.

Encl: As Above

Yours faithfully,

(Aprajita Jaggi)
Regional P.F. Commissioner-I(PFD)

Copy to:- Web Administrator, NDC with a request to upload the same in website
of EPFO please.

जारी किया
ISSUED

Office of Deputy Director General
Central Public Works Department
Room No.114-A, Nirman Bhawan
New Delhi-110011.

Phone : 011-23061506, Fax : 011

e-mail : cpwd_ddg@nic.in

File No.18/11/2015-W-I(DG)/1096



उपमहानिदेशक (व)

केन्द्रीय लोक निर्माण

कमरा संख्या ए-1

नई दिल्ली-110011

फोन : 23061506, फैक्स : 23061118

ई मेल : cpwd_ddg@nic.in

Dated :- 11.08.2016

Circular No. DG/P&WA/ 94

Office Memorandum

Sub:- Providing 50% rebate on standard departmental charges for EPFO works taken up by CPWD.

1. As per office memorandum no. DG/ MAN/318 dated 22.05.2015, departmental charges shall be 50% of the standard departmental charges for organisation who satisfy the following criteria:-

- The organization is a non-commercial (non profit) organisation.
- The services by the organisation have been put in negative list of service tax levied by the Ministry of Finance, Govt. of India.
- The organisation is a statutory body.

2. EPFO vide its letter no. CS-3(14)/EPFO/CPWD /Const./2014/Vol-III/8087 dated 25.07.2016 (copy enclosed) has intimated that on the basis of Ministry of Finance (Department of Revenue) notification no. 9/2016-service tax dated 1st March, 2016, EPFO fulfils the criteria as mentioned under para 1 above.

3. The estimates already sanctioned, if any, shall not be reopened. The above rebate shall only be applicable to the estimates sanctioned from the date of issue of this O.M.

Keeping in view of the above, it has been decided to provide 50% rebate on standard departmental charges for EPFO works taken up by CPWD with immediate effect.

Encl: As above.

To

- SDG (DR/NR/ER/WR/SR)
- All other CPWD offices (through CPWD Website)

(Gurvinder Singh)
DDG (Works)/ CPWD

Copy for information & necessary action to-

- Regional P.F. Commissioner-I (PED), EPFO, Bhavishya Nidhi Bhawan, 14 Bhikaji Cama Place, New Delhi.
- CCA, MoUD, Nirman Bhawan, New Delhi.
- Director (Finance), CPWD, Nirman Bhawan, New Delhi.

DDG (Works)/ CPWD

APPENDIX – 14
(Reference para 12.2)

STATEMENT SHOWING THE RATES OF DEPARTMENTAL CHARGES LEVIABLE ON CPWD WORKS AND THEIR BREAK-UP

Objectives of works	All maintenance works, and minor works costing upto Rs. one lakh	Construction works costing upto Rs. two crores	Construction works costing between Rs. two and five crores	Construction works costing more than Rs. five crores
1	2	3	4	5
A) Establishment Charges				
1. Preparation of preliminary sketches	1/2 %	1/4 %	1/4 %	1/4 %
2. Preparation of detailed working drawings	1%	3/4 %	1/2 %	1/4 %
3. Preparation of preliminary estimates	1/4 %	1/4 %	1/4 %	1/4 %
4. Preparation of detailed estimates	1/2 %	3/4 %	1/2 %	1/4 %
5. Preparation of structural designs	1%	1%	3/4 %	3/4 %
6. Execution	19-1/4 %	7-3/4 %	4-3/4 %	4-1/4 %
Total Establishment charges	22-1/2 %	10-3/4 %	7%	6%
B) T&P (Machinery Equipment)	3/4 %	3/4 %	1/2 %	1/2 %
C) Audit & Account	1/4 %	1/4 %	1/4 %	1/4 %
D) Pensionary	1/4 %	1/4 %	1/4 %	1/4 %
	23-3/4 %	12%	8%	7%

- Note: 1. The indicated rates of tools and plants are exclusive of the cost of special tools and plant, the cost of which will be charged to the estimate for the work.
2. The DDA will be allowed a rebate in the departmental charges on account of preparation of preliminary sketches, and detailed architectural drawing relating to their works as per the figures given in the breakup of departmental charges.

- (iii) By re-appropriation of funds and if so, source of re-appropriation should be indicated.
- (10) While forwarding the preliminary estimate to the client department for accord of administrative approval and expenditure sanction, an indication shall be given in the history sheet that the cost and time of the project is liable to revision due to probable escalation in cost of construction apart from reasons such as change in scope, area, design and specifications etc. if so desired by the client at a later date.
- (11) (a) While sending the estimates it shall be made clear to the client department that execution of the works will depend upon the receipt of the funds through authorization or through allocation well in time during the financial years.

The PE shall include the provision "In the event of delay in taking over completed Project or completed components of the Projects independently as per phasing mutually agreed with client without awaiting the completion of the entire project, charges on security, re-finishing and re-commissioning, conservancy charges etc shall be borne by the client.

- (12) Works for which sanctions are, received after the month of November should be taken up for actual execution in the next financial year and the client departments should be informed accordingly so that necessary budget etc. can be arranged by them for the Financial year in which works are liable to be executed.
- (13) In respect of maintenance operations for buildings other than those in general pool, the concerned departments should be requested to give a complete list of works required to be carried out and estimates given to them latest by the month of April. While forwarding such estimates it must be made clear to the client department that allotment of funds under the Head of Account "2059 Non Residential-other buildings" and "2216 Residential - other Building" are meant primarily for day to day repairs and payment of labour etc.

4.1.5 Provision for contingencies and its utilization

- (1) In addition to the provision for all expenditure which can be foreseen for a work, a provision of contingency shall be kept as follows:
- Estimated cost up to Rs. 1 Crore 5%
 - Estimated cost more than Rs. 1 Crore ... 3%, subject to minimum of Rs. 5 Lakh
- (2) This provision is also intended to cover the cost of work-charged establishment for which no provision should be made separately except in the case of annual maintenance estimate where provision is made for such establishment under a separate sub-head of the estimate.
- (3) The amount provided for contingencies shall be utilized as per the powers delegated to various officers of CPWD as given below:
- Executive Engineer and Superintending Engineer / **Project Manager**/Director of Horticulture shall have full powers to utilize contingencies for the works where sanctioned cost is within their powers to accord TS.
 - Executive Engineer shall have powers to utilize contingencies up to a maximum of Rs. 5 lakh for the works where sanctioned cost is within power of SE and CE/DDG(H) to accord T/S.
 - Superintending Engineer / Director of Horticulture shall have powers to utilize contingencies up to to a maximum of Rs. 15 lakh for the works falling within the competency of Chief Engineer/DDG(H).
 - However, it is to be ensured that the authority under which the competency of the works fall should be kept informed about utilization of contingency for every utilization by indicating utilized and balance amount available. **(Modified as per OM/MAN/233)**

The contingencies can be utilized for construction of site office, engagement of watch & ward staff and job works like Surveying, material testing, estimating; structural design, drawings, models and other field requirements etc.

4.2 Detailed Estimate

The preparation of detailed estimate and drawings and designs should be taken up only after obtaining an assurance from the Department/Ministry sponsoring the proposal; that the site is available, and without any encumbrances is available or likely to be made available within a reasonable time.

4.2.1 Preparation of the detailed estimate

- (1) On receipt of the administrative approval and expenditure sanction; and confirmation about the availability of site, the concerned authority as per Para 2.5.3 shall decide on the packages for the purpose of accord of technical sanction. **While deciding such packaging, the requirements of the clients shall be taken into consideration. The Chief Project Manager/Project Manager /Superintending Engineers/Executive Engineers (P); Civil and Electrical, shall forward to the Senior Architect all relevant structural and service data based on the approved preliminary plans, for preparation of detailed working drawings and architectural specifications for the work. Para 2.7.1.1 may also be seen. On receipt of such drawings, the decided competent authority shall take up the preparation of the detailed estimate, and accord technical sanction. (Modified vide OM DG/MAN/255 dt. 07.12.2012).**
- (2) The detailed estimate should be complete and as comprehensive as possible, and should be supported by detailed architectural drawings, preliminary structural plans; preliminary lay-out drawings of the various services, detailed drawings and/or specifications for the various components of work involved, etc., as applicable.
- (3) The work is to be executed strictly as per the detailed working drawings and specifications finalized by the department.
- (4) The detailed estimate should give broad details for each item of the work involved. Other details shall be covered by the accompanying detailed drawings and specifications. The detailed estimate should be based on the rates given in the Schedule of Rates for those items of work covered by it, and by analyzed market rates for the remaining items.
- (5) The plan and design of the external services shall be got vetted from the technical sanctioning authority for the main building work before the detailed estimate for the external services is technically sanctioned by the competent authority at a lower level.
- (6) The detailed estimate should invariably contain the following information:
 - (i) Necessary details in support of the lump-sum provisions made in the estimate, if any.
 - (ii) Basis on which the rates have been provided, i.e. reference of the schedule of rates or market rates.
 - (iii) A brief note on the special construction difficulties, if any, which are likely to be encountered during the construction stage.

4.2.2 Format for detailed estimate

- (1) The detailed estimate shall consist of a report in the Form CPWD-I in Appendix-6, plans, specifications and a detailed statement of measurements as in Form CPWD-2 in Appendix-7, quantities and rates as in Form CPWD-3 in Appendix-8, etc. with an abstract showing the total estimated cost of each item. In the case of a project consisting of several works, the report may be a single document for all the works and like-wise the specifications, but details of measurements and abstracts of costs may conveniently be prepared for each work, supplemented by a general abstract bringing the whole together.

Item No. 5: Construction of Office building including water supply sanitary installations electrical installations for EPFO Sub Regional Office, Bellary.

The Sub-Regional-Office at Bellary was opened on 16-11-1999 in view to providing better services to the subscribers in and around area. This office is functioning in rented premises since its inception. In order to provide own office accommodation, an area of 1 Acre was acquired from Bellary Urban Development Authority on lease basis on September-2010. It has been proposed to construct the office building through Central Public Works Department and accordingly conceptual plans were prepared by CPWD. The same has been approved preliminarily by RPFC-I and as required the Chief Engineer, CPWD, South Zone-III, Bangalore has framed the preliminary estimate and forwarded the same. Initially, CPWD had prepared the estimates for office building and staff quarters of Sub-Regional-Office, Bellary. In the meanwhile Head Office vide letter No. CS-3 (5) /2010/SRO-Chikmagalur/37225 dated 04/10-02-2015 had conveyed the instructions of CPFC that go for office building only in first phase. Accordingly, CPWD was requested by Zonal Office (KN&Goa) vide letter No. EPFO/ACC (KN&Goa)/2014-15/glb-02/2309 dated 18-02-2015 to prepare estimate only for office building. Accordingly the CPWD has revised the estimate and forwarded the same. The estimate framed by CPWD was inclusive of 7% agency charges as per norms laid down in CPWD works manual. The same has been scrutinized in the Zonal Office, Bangalore and forwarded to Head Office amounting to Rs.5,55,25,000/- excluding agency charges. The estimate has been further scrutinized in the P.F.D., Head Office in accordance with CPWD norms and found in order. The brief description of the proposal is as follows:-

- ✓ An office building for SRO, Bellary with following floor arrangement is proposed. The building is to be constructed with RCC framed structure by providing earthquake resistance.
- ✓ Ground floor with a Built up area of 300 sq.m. for car parking and 182 sq.m. for essential services.
- ✓ First floor with a built up area of 490 sq.m. for office purpose.
- ✓ Second floor with a built up area of 490 sq.m.
- ✓ One Lift with 8 passenger capacity has been proposed.
- ✓ Fire-fighting and fire alarm systems as per norms.

- ✓ Air-conditioning for entire work area of the building with split type conditioners (1.5 TR capacity) – 10 Nos. Air-
- ✓ Outdoor type Sub-station for of 200 KVA.
- ✓ A stand by transformer of capacity 200 KVA.
- ✓ Installation and commissioning of the available 62.5 KVA DG set by providing required AMF panel, cables connection between DG Set and Essential panels, Earthing for DG Set and AMF panel and providing and fixing DG Set Exhaust piping.
- ✓ Providing compound wall around entire land with two gates with RCC pillars and two sentry posts.
- ✓ One No Borewell with the required capacity of pump is to be provided.
- ✓ Required external services including Horticulture, Road & paths, Storm water drains, sewage system, Independent water tank for 10,000 Ltrs, and Sump for 20,000 Ltrs.

Rates:

- ❖ Preliminary estimate for the building has been prepared with CPWD's Plinth Area Rate-2012 enhanced by approved Cost Index of 119 for Bellary as on 01-04-2014.
- ❖ Electrical Major works with E&M Par 2014.
- ❖ Cost for compound wall, Gates, sentry post and Ramp is arrived by applying prevailing rates analysis.
- ❖ A Lumpsum provision is made for installation of available 62.5 KVA DG set by providing required AMF Panel, cable connection between DG set and Essential panel earthing for DG Set and AMF panel.
- ❖ A Lumsum provision is made for paying statutory charges to the Electricity Department.

Cost Index

- Cost Index for Raichur as on 01-04-2010 as per the Office order No. 19 (1) C.E. (S.A.)3/204/2198-206 dated 30-06-2014 of Chief Engineer (South Zon-3), Bangalore.

Some items pertains to development of site and bulk services works (Civil & Electrical), market rate have been adopted in the estimate. This office vide letter dated 17.07.2015 asked justifications for the same from ACC (KN & Goa). The justifications received from CPWD has been forwarded by ACC (KN & Goa) vide letter dated 30.09.2015. Accordingly estimated has been scrutinized and recasted.

This estimate was earlier processed within PFD for Rs.5, 80, 53,000/- with 20% rebate on agency charges and accorded concurrence of Finance Wing. But while putting up the proposal for approval of CPFC for placing before Sub Committee on Building & Construction CPFC wanted to know the staff strength etc and RPFC-I (PFD) to discuss the matter. After discussing the matter it was directed to take action on the lines of Bareilly and Ranchi and also to check the decision of Sub Committee on Building & construction on

this and similar projects. In this regard, the decision of the Sub Committee on Building & construction in its meeting held on 25.08.2014 is as follows. "The non-official members shall visit five sites not yet allotted for construction like, Chikmagalur (office and staff quarters), Bellary (office and staff quarters), Shimoga (office building), Sola Road, Ahmadabad (staff quarters), Rohtak (staff quarters) for final confirmation of any requirement of construction of new office building and staff quarters at such locations" **(Annexure -A)** As per terms and conditions of allotment, the allotment shall automatically cancelled if the allotted land is not used within the stipulated time mentioned in the allotment order. In the instant case the allotment of land was allotted in September 2010 and the period for construction was 2 years. But EPFO got extended this time at several times with persuasion and request.

This was brought to the notice of Executive Committee in its 87th meeting held on 13.12.2016. EC, CBT and approved to construct office building and staff quarters at various locations where land has already been acquired by EPFO. Accordingly this estimate has again recasted considering the latest approved agency charges with 50% rebate on standard Departmental Charges as per works manual 2014 of CPWD.

Now the last extension of time granted for one year w.e.f. 01.02.2017 by Bellary Urban Development Authority with advise to complete the work within this period without further delay. Hence, we need to take up the work within this extended time **(Annexure-B)**

The revised abstract is as follow:-

S. No.	Sub Heads	Amount
	Revised Abstract	
I	Building Portion	₹ 4,44,60,935/-
II	Development of site and bulk services	₹ 89,12,648/-
	Sub Total	₹ 5,33,73,583/- (A)
	Add 3% contingencies on "A"	₹ 16,01,207/-
	Sub Total	₹ 5,49,74,790/- (B)
	Add 1% labour cess on "B"	₹ 5,49,748/-
	Total (work out lay)	₹ 5,55,24,538/- (C)
	Add 3.5% agency charges on "B" (50% of normal agency charges of 7)	₹ 19,24,118/-
	Total	₹ 5,74,48,656/-
	Say	₹ 5,74,49,000/-

Say :- Rs.5,74,49,000/- (Rupees Five Crore Seventy Four Lakh Forty Nine Thousand Only).

Finance Wing has concurred the above proposal for Rs.5,74,49,000/- (Rupees Five Crore Seventy Four Thousand Forty Nine Thousand Only) including 3% contingencies and 1% labour welfare cess and 3.5% agency charges (50% of normal agency charges of 7%).

The agenda item of the proposal was placed in Sub Committee of Executive Committee, CBT on Building and Construction, Meeting No.1 of 2017 held on 25.03.2017. The agenda item was approved after discussion and deliberation.

Proposal: The Executive Committee of CBT is requested to consider and approve the proposal as contained in the Agenda.

Annexure B

334 273

**MINUTES OF MEETING NO. 2 of 2014 OF SUB-COMMITTEE ON BUILDING
CONSTRUCTION HELD ON 25-08-2014 AT EPFO HEAD OFFICE, BHIKAIJI CAMA PLAC
NEW DELHI.**

1. The Sub-Committee on Building & Construction meeting was held on 25th August, 2014 under the chairmanship of Sh. K.K.Jalan, Central Provident Fund Commissioner.
2. The following were present:
 - (i) Smt. Meenakshi Gupta, Joint Secretary & Financial Advisor.
 - (ii) Shri Badish Jindal, Member, Executive Committee, CBT.
 - (iii) Shri M.J. Rao, Member, Executive Committee, CBT.
 - (iv) Shri V.N. Sharma, ACC (HR)/Chief Engineer, PFD, EPFO Convener.
 - (v) Shri Devender Singh, Superintending Engineer, ESIC (on behalf of Chief Engineer ESIC)
3. The list of other officers/officials of Physical Facility Division (PFD) who were present in the meeting is as at Annexure 'A'
4. At the outset, the chairman welcomed all members.
5. Agenda items were taken up for discussion thereafter.
6. Confirmation of the minutes of meeting No. 1 of 2014 of Sub Committee on Building & Construction held on 24-06-2014 :

After detailed deliberations and discussions, the Committee confirmed the minutes with the following decisions:

- (i) The non-official members may visit some of such constructions sites where proposed area of construction is more than 1500 sq.m. to analyze the necessity, status of construction and to facilitate finalization of conceptual plans, but there cannot be any delay on account of this and the office can finalize even if visit does not take place.
- (ii) The non-official members may visit all under construction sites and sites, not yet allocated for construction, like Chikamagalur (office building & staff quarters), Bellary (office building & staff quarters), Shimoga (office building), Sola Road, Ahmadabad (Staff quarters), Rohtak (Staff quarters) for a final confirmation of any requirement of construction of new office building/ staff quarters at such locations within 15 days .

379 272

Action taken report in respect of decisions taken in the meeting No. 1 of 2014 of Sub Committee on Building & Construction:

The Committee noted the action taken on the decisions of the last meeting and decided that:

- (i) An up-to-date status position of all construction projects should be placed regularly in every meeting of the Sub - Committee.
- (ii) While placing estimates for examination by the Sub-Committee, a detailed justification should also be placed.
- (iii) In all new projects, instead of central air-conditioning, modular duct less/package type air conditioners may be installed to save energy and maintenance cost.

8. Construction of Annexe Building for Regional Office, Bangalore:

The Committee was briefed about the justification of construction of new Annexe Building at Bangalore in view of increasing staff strength. After deliberations, the Committee recommended that the proposal be placed as an agenda item in the next ensuing Executive Committee meeting with space requirement justification.

9. Construction of Additional two floors in the existing Sub Regional office building of EPFO at Udaipur- Proposal for Revised Preliminary Estimate:

The Committee decided that a comparative statement reflecting Original Estimate/ Revised Estimate and the further Revised Estimate presented on and after the visit of committee members should be prepared and be placed in the next meeting, so as to examine variations and its causes. It was felt that issue of cost escalation on account of delay should be looked into more closely.

10. Demolition and re-construction of multi storied building at Staff Quarters Borivali and retrofitting & rehabilitation works of Staff Quarters at Borivali:

After deliberations & taking note of visit report of Sub Committee members Sh.M.J.R.

228 221

- (i) Block Nos. 1,3,4,5,6,7,8 & 9 be demolished in view of I.I.T. report/ on structural safety and eviction notices issued by Greater Mumbai Municipal Corporation.
- (ii) ACC(MH&CH) be requested to submit a conceptual plan from CPWD/NBCC/PWO for new construction of office cum residential complex clearly earmarking space for office and residential space separately. Office building be constructed another side of road and in quarters area multipurpose buildings be constructed.
- (iii) While making conceptual plans maximum FSI/FAR shall be utilized in vertical expansion for construction of maximum commercial and institutional space that could be procured from State Government / Local Authority in accordance with the Local byelaws.
- (iv) The work of vertical extension of existing building in Kandivali, constructed by the NBCC be allotted to it (NBCC). Before approval /start of extension work, details of original plan and blue prints be procured so that the structural safety of the existing building be not put in question, in future. The structural safety be also got assessed through the I.I.T. Mumbai before going ahead with the proposed extension.
- (v) The construction related plans and drawings and all the documents related to purchase of land and existing buildings should be kept in lockers at each of the concerned office (Sub Regional Office)/ Regional Office. Another copy be kept centrally with Estate Office (PFD) at Head Office. Further, EPFO, Head office should prepare a booklet of building plans etc on the lines of ESIC. The representative of ESIC agreed to provide the requisite details to ensure earliest completion of the task.
- (vi) The Committee also noted that so far no MOU / agreement was finalized between the ESIC & CPWD on payment of agency charges and terms and condition of agreement.

The meeting ended with the thanks to the chair.

BALLARI URBAN DEVELOPMENT AUTHORITY, BALLARI - 583 101

No. ಬ.ನ.ಅ.ಪ್ರ/ಕಂ/ನಾ.ಸೌ.ನಿ/2009-10/1587

Date: 01/02/2017

Sub: Regarding construction of building in CA site allotted by the Development Authority.

Ref: your request Letter dated 03.01.2017

With reference to above subject, and your request for one year time to construct Building since the sanction of the estimate for the work is in progress.

Your request has been considered. The site has been allotted to you on 29.03.2010 at Raghavendra colony, 2nd stage layout for a lease period of 30 years. It is already reminded several times to start the construction. It is informed that permission for one year time is accorded and the construction should be completed within this period without any further delay.

-sd-
COMMISSIONER
BALLARU UDA
BALLARI

To
The Regional P.F. commissioner-II,
Sub-Regional Office,
3rd Floor, E.L.V. Tower,
Parvati Nagar,
Ballari.

Item No. 6 : Estimate for Repairing Renovation and up gradation of Type-I, Type-II, Type-III EPFO Staff Quarters and Miscellaneous Works in the campus at Coimbatore.

The Regional Office, Coimbatore is having its own 112 Nos. staff quarters in Peelamedu, Coimbatore. These staff quarters were constructed by CPWD in the year 1995. The Staff Quarters are fully occupied since construction. So far the miscellaneous repair works have been carried out on need to need basis but no major repair works have been carried out till date.

At present, due to continuous usage & wear and tear, the entire staff quarters complex requires onetime special repair/renovation. Presently in many of the buildings, it is observed that lot of cracks have developed in the cantilever beams and ceilings, plastering from the ceiling is falling down frequently. RCC sun shades and balcony drops are also damaged. Drainage and water systems are rusted and broken at many a places which requires immediate replacement to prevent leakage. Frequent falling of peeled out concrete pieces hazard that may come risk of injury to the occupants.

The issue of dilapidated condition of staff quarters all over India due to improper maintenance was raised by EC, CBT members in its meeting No 80th held on 18.12.2014 and based on discussions, directions were issued to all RPFC-Is / OISs for ensuring maintenance. In compliance of instruction issued by Head Office vide letter No.CS-3/Misc/EC/CBT/2014/Pt./34474 dated 20th January, 2015, RPFC-I, Regional Office, Coimbatore requested CPWD to assess the condition of the building and submit the estimates for repair the quarters considering the items which are essential to safeguard the assets. The engineers of CPWD had inspected the premises and forwarded 14 Nos. of estimates for various repairs and up-gradation works to be carried out as a onetime measure.

Accordingly, all 14 Nos. estimates were submitted by Regional Office, Coimbatore to Head Office for obtaining Administrative Approval of competent authority. Head Office returned these estimates with observations that the estimates were divided into 14 parts which needed to be consolidated and also for including departmental charges.

Accordingly, CPWD submitted revised consolidated estimates for various works to be carried in the staff quarters premises. CPWD has submitted the following three estimates amounting to a total value of Rs.5,56,68,500/-. ACC(TN&KR) recommended

and resubmitted the same to this Head Office with a request to accord approval by competent authority.

Sl. No.	Works	Amount
1.	Repair and up-gradation works of Type-I Qtrs. (98-112) & Type-II Qtrs. (68-82)	Rs.1,42,03,000/-
2.	Repair and up-gradation of Type-III quarters	Rs.3,16,56,500/-
3.	Miscellaneous works such as Road work, raising of compound wall, rain water harvesting, laying CC paver blocks and Dismantling and reconstruction of manholes and relaying of drainage lines.	Rs.98,09,000/-
		Rs.5,56,68,500/-

The estimate includes the following scope of works as per site requirement.

(A) Estimate for Repair and up-gradation works of Type-I Qtrs. (98-112), Type-II Qtrs. (68-82) & Type-III quarters.

- Demolishing Damaged RCC sunshades, balcony bottom fins, balcony slabs, balcony walls etc. Cleaning the reinforcement, providing additional reinforcements and recasting them with RCC 1:1.5:3. Necessary provision for Epoxy bonding coat, zinc rich primer on rusted reinforcement are provided. The damaged fins of balcony after dismantling will not be recast, instead, the reinforcement will be cut and the bottom of balcony shall be finished with patch fix micro concrete and provided with drip coarse. Front elevation RCC fin at roof level shall be dismantled and finished with drip coarse and top provided with parapet in brick work.
- Repairs to the damaged RCC of roof slabs, staircase waist/landing slabs, RCC Lintels, beams, slabs etc with patch fix micro concrete.
- Renewing of the outer plastering of the quarters for 1m above the plinth protection after proper dismantling/ taking down of the old plaster, racking out the joints etc.
- Dismantling the internal concealed GI water supply lines and renewing them with CPVC water supply lines.
- Dismantling the WC, bath room flooring, dismantling the CC filling in the sunken portions, dismantling and removing the CI floor traps, P-traps, CI sanitary lines, flushing cisterns etc., providing water proofing treatment to sunken portion, providing PVC floor traps, P-traps, UPVC SWR pipes etc. and providing new WC with flushing cistern, filling the sunken portion with CC 1:5:10 etc.

- Renovation of WC and Bath doors with PVC with necessary aluminium fittings by dismantling the old and rusted T-iron framed with doors. Renewing the dado and flooring with new ceramic tiles after dismantling the old ceramic dado and plastering in WC and bath. 50mm thick CC 1:2:4 mixed with water proofing material is laid under the ceramic tile flooring for water proofing of sunken area.
- Renewal of old wash basin in the bath room with new one. New shower, CP brass taps, mirrors, renewing of towel rails etc. are provided.
- Renewing the bath and WC ventilators with aluminium louvered ventilators with SS mesh shutters with M. S. Grills.
- Re- grading the weathering coarse by dismantling the old pressed clay tiles with its base mortar, grading with C.P 1:3 for 25mm average thick to have proper slope and providing and laying pressed clay tiles.
- Necessary provision for repairing and easening of steel windows, doors, renewing of damaged mesh with SS mesh, Renewing of glass panes, old putty of glass panes wherever required, Uprooting of Trees, plants grown on the walls at sanitary/ water supply line junctions, renovation rainwater pipe PVC clips wherever necessary, etc.
- Provision for necessary double scaffoldings for attending the repair works of sunshades, baloneys etc.
- Dismantling of mosaic tile flooring and providing and laying rectified ceramic floor tiles with cement mortar.
- Dismantling of old cuddapah sink and providing and fixing 610mm x 510mm x 200mm deep stainless steel kitchen sink without drain board.
- Renovation of kitchen cooking platform with granite stone slabs.
- Finishing with two or more coats acrylic smooth exterior paint after scrapping and removing the old exterior paint by scrapping, sand papering etc.
- Removing dry distemper /OBD from all inner wall surfaces finishing with acrylic wall putty followed with two or more coats of acrylic distemper with a base of coat of cement primer.
- Applying one more coats synthetic enamel paint for old joineries.
- Electrical Portion:-
- Rewiring and Replacement of old fittings and fans.

(B) Estimate for miscellaneous works such as road work, Raising height of compound wall, Rain water harvesting, Providing and laying CC paver block, Dismantling and Reconstruction of Manholes and relaying drainage lines.

(a) Road Work

- Re carpeting the existing road inside the campus with 25 mm bituminous sheet.
- Providing and laying kerb stone along the sides of road.
- Filling Red earth on the sides of road for 1.20 m wide.

(b) Raising height of compound wall

The height of existing compound wall is very low with reference to adjacent land and is vulnerable for trespassing from outside. To prevent the above it is proposed to raise the height of compound wall for 0.75m with brick wall

The estimate provides for raising the height on all the four sides of compound wall. This estimate includes the following provisions:-

- Dismantling of existing compound wall top cement concrete coping and barbed wire fencing with angle iron post.
- Providing RCC band over the existing compound wall.
- Raising Brick work to the existing barbed wire fencing height and providing Angle iron strut with barbed wire fencing.
- Painting the compound wall.

(c) Rainwater harvesting

There is no provision for proper disposal of rain water inside the campus. The entire campus rain water stagnates at south side of compound wall and also at depressed area. Hence to avoid the stagnation of rain water this estimate is prepared. This estimate provides for the following:-

- Construction brick masonry drain along the sides of compound wall, drain width 300mm, depth minimum 300mm and maximum 600mm and 25% of drain covered by RCC precast cover slab.
- Drilling 150mm dia & 6.0m depth holes by using augur boring machine at various places inside the drain for recharging the water.
- Providing and making Rain Water Harvesting pit at various places.

(d) Reconstruction of manholes and Relaying drainage line

Due to poor soil condition, water logging in exiting S W Sewer line/brick manholes are in damaged condition causing obstruction in free flow of sewage. Hence it is decided to reconstruct the damaged line with new RCC pipes. This estimate provides for the following.

- Dismantling of existing sewer lines and laying RCC NP2 pipes of 100, 150, 250, 300mm diameter inside campus and outside the Quarters road.
- Dismantling existing gully chamber, manholes and constructing stone ware gully chamber and new manholes inside the campus road.
- Providing necessary 1:5:10 as base concrete under the RCC NP2 pipes.
- Cleaning of septic tank.

(e) Providing & Laying CC Paver block

- Removing the settled paver block, precast slab and kerbs inside around the campus and relaying the usable old paver block and kerb stone.
- Supplying and laying paver block.
- Providing necessary 1:5:10 as base concrete.
- The old precast slab is used as a kerb stone at required places.

20.1 These estimates have been prepared by CPWD based on DSR 2014 applying 116.19 as Cost Index, VAT @ 2%, Service Tax @ 10.15%, labour cess @ 1% and contingencies @ 5%. The items for which rates are not available in DSR 2014, prevailing market rates have been applied.

20.2 The estimate has been recasted and necessary corrections have been made. The modified abstract of the estimates is as follows:-

Name of work :- Repairs and up gradation of Residential Quarters and Colony at EPFO Regional Office, Coimbatore		
GENERAL ABSTRACT		
a	Sub Heads Repairs and up gradation of Type –I Quarter 98-112 to Type –II 68	Rs. 11010695.00
b	Repairs and up gradation of Type –III quarters 8-22,23-37,38-52,53-67 (60 Nos.)	Rs.22903191.00

C	Repairs and Maintenance works EPFO Quarter campus, Coimbatore (Miscellaneous work such as Road work, Rain water harvesting, P/L i.e. paver blokes, Dismantling and Re-construction of man holder and relaying drainage etc.)	Rs. 75,75,431.00
	Total (a+b+c)	Rs. 4,14,89,317.00 (X)
	Add VAT @2% on 'X'	Rs. 8,29,786.00
	Add 1% Labour cess on 'X'	Rs. 4,14,893.00
	Add 5.8% service tax on 'X'	Rs. 24,06,380.00 (Y)
	Add 3 % contingencies on 'X'	Rs. 12,44,680.00
	Add 4% agency charges on (X + Y) i.e. Rs. 4,14,89,317 + 12,44,680 = Rs. 4,27,33,997 Note:- The departmental charges applicable i.e. 4% have been considered 50% rebate on regular agency charges i.e. 8% as give in CPWD Works Manual 2014)	Rs. 17,09,360.00
	Total	Rs. 4,80,94,416.00
	Say	Rs. 4,80,95,000.00

Finance Wing has concurred the above proposal for Rs.4,80,95,000/- (Rupees Four Crore Eighty Lakhs Ninety Five Thousand Only) including 3% contingencies, 1% labour cess, 5.8% Service Tax & 4% agency charges (50% of the normal agency charges i.e. 8% as per CPWD manual).

The agenda item of the proposal was placed in Sub Committee of Executive Committee, CBT on Building and Construction, Meeting No.1 of 2017 held on 25.03.2017. The committee recommended the proposal with the view that "the agenda item was approved subject to direction that such repair works have already been carried out under maintenance head must be excluded by concerned office."

Proposal: The Executive Committee of CBT is requested to consider and approve the proposal as contained in the Agenda.

Item No. 7: Detailed Preliminary Estimate for “Renovation of 16 Nos. General Toilet Block at Regional Office, Kolkata.

Proposal received from ACC (WB, NER and JKD) regarding renovation of 16 Nos. of Toilet Blocks in Regional Office, Kolkata may please be seen. It has stated that that the Regional Office, Kolkata has been functioning from its own premises located at Salt Lake since 1997. The building was constructed by NBCC which consists of Ground plus 5 floors. Separate toilets blocks for Gents and Ladies in each and every floor of the building are provided for own staff of 500 Nos. These toilets have not been renovated since last 19 years except very small repairs. Thus condition of these toilets have become deplorable.

It is essential to prevent all components of the toilets viz WCs Wash Basins, Urinals, Floor, Wall, Water & Sanitary connections, Doors, Windows etc from deterioration & undue wear and tear as well as restore them to their original condition to the possible extent. Hence, it is proposed to take up the said work under “**SPECIAL REPAIRS**” through CPWD.

Accordingly, Regional Office Kolkata has obtained an estimate from EE (Civil), CPWD, Kolkata for renovation of 16 toilets blocks. The proposal/estimate, JE(C)’s scrutiny report along with other details have been forwarded to Head Office. It is found that the cost of the estimate submitted by CPWD was Rs.50,10,600/-. The same was corrected to Rs.47, 89,500/- after making corrections to some market rates taken for some unscheduled items and some estimated quantity after physical verification.

It is observed that Executive Engineer (Civil), CPWD, Kolkata has framed an estimate amounting to **Rs.50,10,600/- including 6% Service Tax, 1.19% ESIC, 3.34% EPF, 5% Contingencies & 50% of 12% (6%) Departmental Charges to cover probable cost of the work. It is also observed that the cost of the above said work has been worked out by CPWD based on DSR 2014 & enhanced by 16.19% for approved Cost Index of Kolkata & Market rates.**

It is further intimated that payments will be made as per actual work done. The details of the estimate is given as under:-

Sl. No.	Description	Amount
1.	Total cost for Civil Work	Rs.34,79,455.65
2.	Add cost Index @ 16.19% on DSR Items amounting to Rs.28,50,773.45	Rs.4,61,540.00
	Total (A)	Rs.39,40,996.00

Sl. No.	Description	Amount (in Rs.)
	(i) Add for Service Tax @ 15% on 40% value of total amount i.e. 6% on marked (A)	2,36,460.00
	(ii) Add for ESIC @ 4.75% on 25% value of total amount i.e. 1.19% on marked (A)	46,898.00
	(iii) Add for EPF @ 13.36% on 25% value of total amount i.e. 3.34% on marked (A)	1,31,629.00
	(iv) Add Contingencies @ 5% on (A)	1,97,050.00
	(v) Add Departmental Charges @ 50% of 12% (i.e. 6%) on marked (A)	2,36,460.00
	(As per Circular No. DG/ P&WA/94 dated 11.08.2016)	
	Total (B)	8,48,497.00
	Grand Total [(A) + (B)]	47,89,493.00
	Rounded off	47,89,500.00

The rates considered in this estimate are based on CPWD DSR-2014 enhanced with 16.19% for approved Cost Index of Kolkata and market rates for unscheduled items.

The proposal now needs to be placed before the competent authority i.e. Executive Committee seeking ***administrative and financial sanction to the proposal for renovation of 16 Nos. General Toilet Blocks at Regional Office, Kolkata.***

Finance Wing has concurred the above proposal for Rs.47, 89,500/- (Rupees Forty Seven Lakhs Eighty Nine Thousand Five Hundred Only).

The agenda item of the proposal was placed in Sub Committee of Executive Committee, CBT on Building and Construction, Meeting No.1 of 2017 held on 25.03.2017. The agenda item was approved.

Proposal: The Executive Committee of CBT is requested to consider and approve the proposal as contained in the agenda.

Item No. 8: Supply/Installation/Testing/Commissioning (S/I/T/C) of 13 passenger capacity lift at EPFO Annexe Building, Regional Office, Madurai.

Additional CPFC (TN&KR) vide letter dated 28.4.2016 intimated that Annexe Building, Regional Office, Madurai was constructed Ground + 3(three) floors by Civil Construction Wing (CCW), All India Radio more than 2 years ago but the work of installation of lift was not completed by CCW, AIR and the reason stated by the agency that even after inviting tender three times. There was no response received from the lift supplier agencies.

Accordingly for installation of lift at the Annexe Office Building, Madurai, Additional CPFC (TN & KR) vide letter No.ZACC/7/PFD/04/Const./2016/2446 dated 28.4.2016 **(Annexure-A)** submitted the proposal for the work amounting to ₹28,34,694/- including 5% contingency, 1% labour welfare cess and departmental charges to CPWD.

It is stated by the Regional P.F. Commissioner-I, Regional Office, Madurai vide letter dated 22.4.2016 that for construction of Annexe Office Building, Madurai, revised sanction was given in 77th Executive Committee Meeting amounting to Rs.4,15,00,000/-. The construction work along with installation of lift was entrusted to CCW, AIR but building construction work was completed by the agency without installation of passenger lift. It is further stated that the Annexe Office Building consisting of Ground plus three floors could not be occupied though the work was completed more than 2 years ago due to non-installation of lift.

In this regard further clarifications were submitted by the Additional CPFC (TN &KR) vide letter dated 23.9.2016 as under:

- (i) Provision of lift as per the revised cost of construction of Annexe Building was for Rs.13,50,000/- (for 8 passenger capacity).
- (ii) While completing the work by CCW AIR, the above amount was kept withheld, as the installation of lift was not taken up by the agency.

The matter of non-utilisation of Annexe Office Building, Madurai even after completion of years, the same was enquired by the Member, Sub Committee of EC, CBT on Building and Construction during Meeting No.3 of 2016 held on 30.11.2016. Accordingly, a letter dated 5.12.2016 was issued to Additional CPFC (TN&KR) for

submitting the status. Now reply has been submitted vide letter dated 17.1.2017 by Additional CPFC (TN &KR) that one of the reasons for non-utilization of the Annexe Building is pending work of SITC of passenger lift **(Annexure-B)**.

Referring to construction of Annexe Building, Madurai under taken by CCW, AIR the final bill has not been paid yet. Summary of the total cost sanctioned & payment released so far by the RPFC-I, Regional Office Madurai is as under:

(a) Total Sanctioned Cost (Revised) :	Rs.4,15,00,000/-
(b) Total bill passed so far :	Rs.3,39,54,172/-

Balance due :	Rs.75,45,828/-

Add/Less :- Deduction out of bill passed or payable after finalisation:

(c) Security deposit :	(+) Rs.6,79,083/-
(d) Withheld against Extension of Time :	(+) Rs.4,25,000/-

Payable amount :	Rs.86,49,911/-

The cost of installation of lift etc is now proposed to be done through CPWD as per standard agreement & cost of the lift shall be further deducted out of the above dues, then final bill be settled with CCW,AIR.

In respect of Preliminary Estimate of the above subject work, framed by the Executive Engineer (Electrical) CPWD , Coimbatore stated that the lift shaft and machine room which were constructed by CCW,AIR is suitable for conventional 13 (thirteen) passenger lift.

The following provisions are taken in estimate as under:

- a. Power supply to the Lift Machine and Machine room.
- b. Lift shaft lighting.
- c. Control panel board for lift automatic system.
- d. Power panel board at lift machine room.
- e. Safety Earthing System with separate earth electrodes.
- f. Liasioning with Lift Inspectorate by Lift erection agency for obtaining necessary lift license certificate after inspection to operate safely.
- g. Lift insurance policy for the first year.

- h. The provisions required as per latest norms have been taken in estimate. Any unforeseen items during execution of works shall be met from the contingencies.
- i. Method: Through contract by on line open tendering. Rate: Local prevailing Market rate as on date.

ABSTRACT OF COST

SL No .	Description of items	quantity	Rate	Unit	Amount
1.	Supplying installation testing and commissioning of one no. 13 passengers capacity lift suitable for operating G+3 floors, 1.0 mtr per second speed.	1	2200000	Job	2200000
2	Lift shaft lighting	1	15000	Job	15000
3	Power cabling and power panel board as required.	1	150000	Job	150000
4	Safety earthing with all accessories as required.	1	75000	Job	75000
	Sub Total				2440000
	Add contingencies @ 5%				122000
	Total				2562000(A)
	Add Labour Welfare cess @1% of ₹2440000				24400
	Adding departmental/agency charges @ 6% of (A) i.e. by providing 50% rebate on DC (standard DC of CPWD is 12%)				153720
	Grand Total				27,40,120/-

(Rupees Twenty Seven Lakhs Forty Thousand One Hundred & Twenty Only)

Finance Division, Head Office has concurred with the proposal.

The agenda item of the proposal was placed in Sub Committee of Executive Committee, CBT on Building and Construction, Meeting No.1 of 2017 held on 25.03.2017. The agenda item was approved after discussion and deliberation.

Proposal: The Executive Committee of CBT is requested to consider and approve the proposal as contained in the Agenda.

SF-8429

163

ई. मेल : acc.tnkr@epfindia.gov.in

दूरभाष : 044-28130007

फैक्स : 044-28132811

कर्मचारी भविष्य निधि संगठन

श्रम एवं रोजगार मंत्रालय

भारत सरकार

आंचलिक कार्यालय(तमिलनाडु एवं केरल)

37, Royapettah High Road, चेन्नै - 600 014



Email: acc.tnkr@epfindia.gov.in

Tele. : 044-28130007

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E P F ORGANISATION

Min. Of Labour & Employment

Government of India

ZONAL OFFICE (Tamil Nadu & Kerala)

37, Royapettah High Road, Chennai - 600 014

तुरित डाक द्वारा / BY SPEED POST

संख्या / No.ZACC/7/PFD/04/Const./2016

12446

दिनांक / Date: 28.04.2016

सेवा में / To

केंद्रीय भ नि आयुक्त / Central P F Commissioner,*

मुख्य कार्यालय, नई दिल्ली / Head Office, New Delhi.

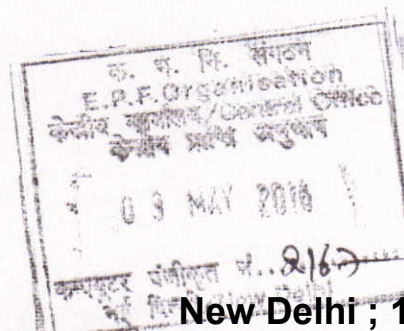
*By name to: Shri M S Kalia,
ACC (PFD).

विषय / Sub: Forwarding of Estimate for "Supply/Installation/ Testing/
Commissioning (S/I/T/C) of 13 Passenger Capacity Lift
at EPFO Annex Building, RO, Madurai" - Regarding.

महोदय / Sir,

On the subject cited, a preliminary estimate is received from RPFC, RO, Madurai vide letter no.TN/RO/MDU/LIFT/Annexe Building/2016 dated 22.04.2016. In the said letter, it is stated that the work 'Demolition and Reconstruction of Type V quarters and Annex building for Regional Office, EPFO, Madurai' had been approved by Head Office and entrusted to Prasar Bharati, AIR(CCW) including the provision of lift. However, AIR (CCW) expressed their inability for S/I/T/C of passenger lift and the work was completed without installation of passenger lift.

It is further stated that the Annexe Building consisting of G+3 floors could not be fully occupied though work had been completed more than 2 years ago due to non-installation of lift. In order to overcome this difficulty, RPFC, RO, Madurai requested CPWD to undertake the pending work. In response, CPWD inspected the premises and framed preliminary estimate (P.E) for an amount of ₹25,86,400/- including 5% contingency charges and 1% labour welfare cess with provision of power cabling, safety earthing system, Lift insurance policy etc.,



..2.

However, it is observed that CWPD has not claimed any departmental charges for the proposed work. However, as per extant guidelines issued by Head Office, the applicable departmental charges @ 12% be considered with a rebate of 20% on works outlay which works out to ₹2,48,294/- (2586400x9.60%) and administrative approval and financial sanction be accorded for an amount of ₹28,34,694/- (including departmental charges).

The Preliminary Estimate submitted RPFC, Madurai along with the scrutiny report of JE (C) of the region and AE(C), Zonal Office, is forwarded with recommendation for consideration by the Competent Authority. It is requested to convey the administrative approval and financial sanction of the proposal at the earliest.

भवदीय / Yours faithfully,

संलग्नक: यथोपरि / Enclosure: As above.

(पी यू कुलकर्णी) / (P U KULKARNI)

अपर कें.भ.नि.आ (त.ना एवं केरल) / Addl. Central P F Commissioner (TN&KR)

28.04.2016

प्रति / Copy to:

क्षेत्रीय भ नि आयुक्त / Regional P F Commissioner, ... With reference to the letter cited.
क्षेत्रीय कार्यालय, मदुरै / Regional Office, Madurai.

SCRUTINY REPORT OF PRELIMINARY ESTIMATE FOR THE WORK OF
"SUPPLY/INSTALLATION/TESTING/COMMISSIONING (S/I/T/C) OF 13 PASSENGER
APACITY LIFT AT EPFO ANNEX BUILDING, RO, MADURAI."

162

The preliminary estimate for the said work, as received from Central Public Works Department (CPWD), has been forwarded by RPFC, RO, Madurai vide letter dated 22.04.2016.

In this connection, RPFC, Madurai has stated that the work 'Demolition and Reconstruction of Type V quarters and Annex building for Regional Office, EPFO, Madurai' was approved by Head Office vide letter no.CS-3/3/80/Vol.XII/RO Md/16924 dated 13.08.2010 for an estimated cost of ₹3,80,05,500/- but due to various reasons including cost escalation, revised estimate was sanctioned for an amount of ₹4,15,00,000/- as per agenda item no.14 of the 77th EC meeting held on 10.01.2013.

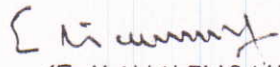
The work had been entrusted to Prasar Bharati, AIR(CCW) including the provision of lift but the work was completed without installation of passenger lift. In this regard, Superintending Engineer (Electrical) , AIR (CCW), issued a letter dated 29.04.2014 to Chief Engineer, H.O, EPFO stating that no agency is coming forward to carry out the said work, a copy of which was marked to RO, Madurai. Further, Executive Engineer (Electrical), AIR (CCW), also expressed their inability for S/I/T/C of passenger lift vide letter dated 19.01.2015 addressed to RO, Madurai.

It is further informed that the Annexe Building consisting of G+3 floors could not be fully occupied though work had been completed more than 2 years ago due to non-installation of lift. Accordingly, EPFO requested CPWD authorities to undertake the said work. In response, CPWD inspected the premises and framed preliminary estimate (P.E) for an amount of ₹25,86,400/- including 5% contingency charges and 1% labour welfare cess with provision of power cabling, safety earthing system, Lift insurance policy etc.,

The P.E has been verified and it is observed that the estimate has been framed with prevailing market rates for which justification is not required as per sl. no.2 of meeting dated 14.12.2015, held between EPFO & CPWD at Head Office. However, the work will be awarded by the CPWD by floating the tenders on competitive rates.

It is further observed that CWPD has not claimed any departmental charges for the proposed work. However, as per the minutes of 82nd Executive Committee meeting held on 03.08.2015, the applicable departmental charges @ 12% may be considered with a rebate of 20% on works outlay which works out to ₹2,48,294/- (2586400x9.60%) and Administrative Approval and Financial Sanction may be accorded for an amount of ₹28,34,694/- (including departmental charges).

Therefore, the Preliminary Estimate, recommendation of RPFC-I, scrutiny report of JE (C) of the respective region etc., may be forwarded to Head Office for further examining and approval by the Competent Authority.


(E. MAHALINGAM)
Assistant Engineer (Civil)



160427002
PF
Employees' Provident Fund Organisation

कर्मचारी भविष्य निधि संगठन,
(Ministry of Labour & Employment – Government of India)

श्रम एवं रोजगार मंत्रालय – भारत सरकार
Regional Office, Bhavishya Nidhi Bhavan, क्षेत्रीय कार्यालय, भविष्य निधि भवन,
No.1, Lady Doak College Road, Madurai – 625 002, न.1, लेडी डोक कॉलेज रोड, मदुरै – 625 002

TN/RO/MDU/F/LIFT/Annexe Building/2016

22-04-2016

To

The Addl. Central PF Commissioner (TN & KR)*
Employees' P.F. Organisation
Zonal Office
37, Royapettah High Road
Chennai-600014.

*By name to:

Shri .U. Kulkarni,
Addl CPFC (TN & KR)

Sub: Forwarding of estimate for S/I/T/C for 1 no 13 passenger lift for Annexe Building
RO, Madurai -Reg.

--X--

Sir,

It is to inform that the work "The work "Demolition and Reconstruction of Type-V quarters and Annexe Building for Regional Office ,EPFO, Madurai" was approved by Head office vide Ltr.No. CS-3/3/80/Vol.XII/RO/Mdu/16294 Dtd:13.08.2010 for an estimated the cost of Rs 3,80,05,500/-due to various reasons including cost escalation , revised estimate was sanctioned for an amount of Rs.4,15,00,000/- vide Ltr.No.77th EC Meeting Dtd:10.1.13 (Item No.14).

The work along with provision of lift , had been entrusted to Prasara Bharati AIR(CCW) but work had been completed without installation of Passenger lift. In this regard , AIR (CCW), Electrical Division expressed their inability for S/I/T/C of passenger lift vide Ltr.NoEE(E)M/DB/4(4)Madurai/2014-15/2407 Date:19.01.2015 & Ltr. addressed to CE EPFO by the Superintending Engineer (Elect) No.SE(E)CCW/NGP/CPC6/2013-14/93 Dtd:29.04.2014. are enclosed

Accordingly this office requested CPWD authorities to undertake the said work , who, in turn, inspected the premises and framed the preliminary estimate for an amount of Rs: 25,86,400/- (Rupees twenty five lakhs and eighty six thousand four hundred only)

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: 2 :

It is further informed that the Annexe office Building consisting of G+3 floors could not occupied though work had been completed more than 2 years ago due to non- installation of lift by Prasar Bharathi and due to certain other defects in construction which joint team inspected and pointed out which were rectified later on.

Since Annexe office building having G+3 and about 15 handicapped staff, are working, provision of lift is essentially required. It is recommended that the proposal be considered favorably. The estimate along with scrutiny report of JE (Civil) of this region is enclosed herewith with the request for further scrutiny of AE (Civil) before the same is forward to Head office for approval by competent Authority

Yours faithfully,

Encl: As stated above.

22.04.2016

(RABINDRA SAMAL)
REGIONAL PF COMMISSIONER - I

159

8

SCRUTINY REPORT FOR THE ESTIMATE IN RESPECT OF "SUPPLYING ,INSTALLATION ,TESTING AND COMMISSIONING OF 1 TO 13 NOS PASSENGER LIFT OPERATING GROUND +3 FLOORS AT EPFO OFFICE ANNEXE BUILDING AT MADURAI .

The estimate for the work of Supplying, Installation , Testing and commissioning of 1 to 13 nos passenger lift operating Ground + 3 floors at EPFO office Annexe building at Madurai has been received from CPWD is verified the scrutiny report as follows

BREIF HISTORY:

The work "Demolition and Reconstruction of Type-V quarters and Annexe Building for Regional Office ,EPFO,Madurai" was approved by Head office vide Ltr.No. CS-3/3/80/Vol.XII/RO/Mdu/16294 Dtd:13.08.2010 for an estimated the cost of Rs.3,80,05,500/-Due to various reasons including cost escalation , Revised estimate was sanctioned for an amount of Rs.4,15,00,000/- vide Ltr.No.77th EC Meeting Dtd:10.1.13 (Item No.14).

The work along with provision of lift , had been entrusted to Prasar Bharati AIR(CCW) but work had been completed without installation of Passenger lift. In this regard ,AIR (CCW), Electrical Division expressed their inability for S/I/T/C of passenger lift vide Ltr.NoEE(E)M/DB/4(4)Madurai/2014-15/2407 Date:19.01.2015 & Ltr. Addressed to CE EPFO by the Superintending Engineer (Elect) No.SE(E)CCW/NGP/CPC6/2013-14/93 Dtd:29.04.2014. are enclosed

Accordingly this office requested CPWD authorities to undertake the said work , who, in turn, inspected the premises and framed the preliminary estimate for an amount of **Rs: 25,86,400/-** (Rupees twenty five lakhs and eighty six thousand four hundred only)

DESIGN AND SCOPE OF WORK:

It is proposed to provide one no 13 passenger s capacity lift suitable for operating Ground + 3 floors with 1.5 mtr per second speed with conventional machine room type installations, micro processor type control V3VF unit, along with all safety measures required.

The provision exists in this following arrangements.

- i) Power supply to the LIFT Machine and machine room .
- ii) Lift shafting lighting.
- iii) Control Panel board for LIFT Machine and Machine Room
- iv) Power Panel Board at LIFT Machine Room
- v) Safety Earthing System with separate earth electrodes.
- vi) Laisoning with LIFT Inspectorate by LIFT erection agency obtaining necessary LIFT Licence certificate after inspection to operate safely
- vii) Lift Insurance policy for the first year.

The CPWD prepared the estimate by taking the requirements at site and framed the estimate as per the Local Prevailing Market value. The agency has added further 5% Contingencies and 1% LWC for an Amount of Rs. 24,40,000/- All the Items are mentioned in JOB work value was included by the Executive Engineer (Elect) CCED, CPWD, Coimbatore.

Scrutiny of the Estimate

The estimate submitted has been scrutinized with reference to the Local Prevailing Market value. The estimate in overall has been scrutinized as detail below:

"Supplying, Installation, Testing and commissioning of 1 to 13 nos passenger lift operating Ground + 3 floors at EPFO office Annexe building at Madurai".

Total Rs: 25,86,400/- (Rupees twenty five lakhs and eighty six thousand four hundred only)

The above amount is inclusive of 5% contingencies and 1% LWC. The estimate is over all has been scrutinized for Rs: 25,86,400/- (Rupees twenty five lakhs and eighty six thousand four hundred only)

As per latest guildlines issued by head office vide ltr.no. CS-3(14)/EPFO/CPWD Const/2014/Vol-II/24926 Dtd:10.09.2015. EPFO has to be paid for Departmental charges on 20% debate. Accordingly 9.6 % (12x0.8) Departmental charges has to be added while according the AA&ES.

Accordingly the said work is very essential for the newly constructed Annexe Building for occupy and regular use hence the proposal is recommended

The above Expenditure has to be booked under head of Capital expenditure.

Submitted to RPFC, RO, Madurai for further necessary action


12/04/16
JB (Civi)

By Speed Post

PRASAR BHARATI
(Broadcasting Corporation of India)
Office of The Superintending Engineer (Elect.)
Civil Construction Wing: All India Radio
Seminary Hills: Nagpur - 440006

Tel: 0712-2510381
Fax: - 2510607

E-mail: seccwairnp@rediffmail.com
seccwairnagpur@gmail.com

Date: 29/04/2014
29 APR 2014

No: SE (E)/CCW/NGP/CPC 6/ 2013-14/ 93

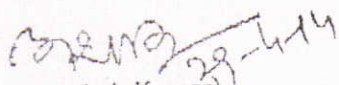
The Chief Engineer,
(Kind Attn. Sh. V. N. Sharma)
EPFO, Bhavishya Nidhi Bhawan,
14, Bhikaji Cama Place,
New-Delhi.

Sub: - C/o Office building for SRO, Guest House, Type V quarters, Including
Servant quarters for EPFO, RO, Madurai. (Supplying, Installation, Testing
Commissioning of 1No. passenger Automatic lift at EPFO, RO Madurai.)

Sir,

It is intimated that the tenders for installation of lift at EPFO Office building, Madurai have been invited from Category 'A' lift manufacturer three times, but no agency is coming forward for caring out this job.. M/s. Johnson Lifts (category A lift manufacturer) had replaced 2 lifts in old building of EPFO, Madurai in 2011 but they have not received their payment from EPFO even after three years, because of which there is no response from the lift manufacturers. The building is complete with all other services hence it is requested that it may be taken over at the earliest as discussed with your good self on 22.4.2014 in EPFO HQ.

Yours faithfully,


(Ashok Kumar)
Superintending Engineer (Elect)

Copy; to:-

1. The Chief Engineer, CCW, AIR, New-Delhi for kind information.
2. The Superintending Engineer (Civil), CCW, AIR, Chennai.
3. The RPFC-I, RO, Madurai. for kind information.
4. The Executive Engineer (Elect.), CCW, AIR, Chennai.

Superintending Engineer (Elect)

1565

Date: 19.01.2015

No: .EE(E)M/DB/4(4)Madurai/2014-15/ 2407

The Regional P. F. Commissioner-I
Employees Provident Fund Organisation
Regional Office
#1, Lady Doak Road
MADURAI - 625002.

Sub: Construction of office building, Guest house, Type V quarters i/c
servant quarters for EPFO at Madurai- reg.
Ref: Your office lt No: TN/RO/MDU/Electrical work/AIR/2015
dt. 08/01/15

Sir,

With reference to the above letter cited, the Superintending Engineer(E), CCW, AIR, Nagpur already written to Chief Engineer, EPFO Head Quarters, New Delhi vide his lt. No: SE(E)/CCW/NGP/CPC 6/2013-14/93 dt. 29/4/2014 the inability of CCW, AIR to provide a lift at above cited building. Copy of the same was forwarded to your office for kind information. However, copy of the same is enclosed for reference. You may refer to your head quarters for further clarification.

Yours faithfully,

(V.R. VIJAYAN)
EXECUTIVE ENGINEER (E)

Copy to The Superintending Engineer(Elect.), CCW, AIR, Nagpur for information.

EXECUTIVE ENGINEER (E)

[Handwritten signature]
25/1/15

Z:\adb\COVERING\covering 2.doc

Copy to:-

The RPEC



GOVERNMENT OF INDIA
CENTRAL P.W.D
COIMBATORE CENTRAL ELECTRICAL DIVISION
GOVERNMENT OF INDIA PRESS POST,
COIMBATORE 641 019 PH: 04222692932 FAX 0422 2692220



No. 23(112)/2016/CCED/ 8333

Dated: 2 / 3 / 2016

To

The Regional PF Commissioner -I
Employees' Provident Fund Organisation
Ministry of Labour & Employment,
Government of India,
Regional Office, Bhavishya Nidhi Bhavan,
No. 1, Lady Doak Road, Madurai-625 002.

02 MAR 2016

Sub: Submission of Preliminary Estimate for " Supplying and Erection of Passenger
Lift for Annexe Building, EPFO, Madurai.

Ref: 1. Lr. No. TN/RO/MDU/Annexe Building/2015 Dt. 30.09.2015

2. Lr. No. 23(112)/CCED/2015/1508 Dt. 06.10.2015.

3. Lr. No. TN/RO/MDU/Annexe Building/LIFT/2015 Dt. 28.10.2015

Sir,

With reference to the above, Kindly find enclosed herewith the Preliminary Estimate
for the above said work for Rs. 25, 86, 400/- i/c contingencies in triplicate for according
Administrative Approval and Expenditure Sanction from the Competent Authority.

While communicating the approval one copy of the estimate may kindly be
countersigned and returned to this office along with necessary funds for taking up the work.

Encl: Estimate in Triplicate

Yours Sincerely,

EXECUTIVE ENGINEER (E)

CCED, CPWD, COIMBATORE.

Copy to 1. Assistant Engineer (E), MICESD, CPWD, Madurai.

With a copy of Estimate

EXECUTIVE ENGINEER (E)



GOVERNMENT OF INDIA
CENTRAL P.W.D
COIMBATORE CENTRAL ELECTRICAL DIVISION
GOVERNMENT OF INDIA PRESS POST,
COIMBATORE 641 019 PH: 04222692932 FAX 0422 2692220



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Name of Work: Supply, Installation, Testing and Commissioning of 1 no 13 passengers LIFT operating Ground + 3 floors at EPFO Office Annexe Building at Madurai

Head of Account: Deposit work

This preliminary Estimate amounting to Rs. 25,86,400/- i/c contingencies (Rupees Twenty five lakhs , Eighty six thousand, four hundred only)) has been framed by the Executive Engineer (Elect.), Coimbatore Central Electrical Division, Central Public Works Department, Coimbatore- 645 019 to accord the necessary Administrative Approval and Expenditure sanction from the competent authority.

REPORT

History : This preliminary Estimate has been framed based on the request received from the Regional PF Commissioner , EPFO, Regional Office, Madurai vide Lr. Ref. Lr. No. TN/ RO/ MDU/ Annexe Building/ 2015 Dt. 30.09.2015. The building has been constructed by "Civil Construction Unit, ALL INDIA RADIO, AIR, Chennai-600 015. The building consist of Ground + 3 floors with Lift Shaft and Lift Machine room suitable for conventional providing 13 passengers lift with Micro Processor controlled V3VF unit. The Structural Sound and Stability Certificate has been issued by The Executive Engineer (C), CCW, AIR, Chennai- 600 015, vide Lr. No. 1(18)E/Madurai/Type V Qtrs. /2015-16 Dt. 03.04.2014.

Design & Scope: It is proposed to Provide One no 13 passengers Capacity lift suitable for operating Ground + 3 floors with 1.5 mtr per second speed with conventional Machine room type installations, Micro processor type control V3VF unit, along with all safety measures required.

The provision exists in this estimate for the following arrangements.

1. Power supply to the LIFT Machine and Machine room.
2. Lift Shaft lighting.
3. Control Panel board for LIFT Automatic system.
4. Power Panel board at LIFT Machine room.
5. Safety Earthing System with separate earth electrodes.
6. Laisoning with LIFT Inspectorate by LIFT erection agency in obtaining necessary LIFT Licence certificate after inspection to operate safely.
7. LIFT insurance policy for the first year.

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All the Provisions required as per latest norms have been included in this estimate. Any unforeseen items during the execution of works shall be met from the Contingencies.

METHOD: Through Contract by ON-LINE open tender system.

RATE: Local Prevailing Market rate as on date.

COST: Rs. 25,86,400.00

TIME: Four months (from the receipt of sanction and fund)



EXECUTIVE ENGINEER (E)
CCED, CPWD, COIMBATORE.

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ABSTRACT OF COST FOR THE PRELIMINARY ESTIMATE

Name of Work: Supply, Installation, Testing and commissioning of one no 13 passenger capacity suitable for Ground + 3 floors at EPFO Office, Madurai, Tamil Nadu.

Head Of Account : Deposit work

Sl. No.	Description of items	Quantity	RATE	UNIT	AMOUNT	REMARKS
1	Supplying, Installation, Testing and commissioning of one no. 13 passengers capacity LIFT suitable for operating Ground + 3 floors, 1.0 mtr per second speed, fully Automatic system along with all the accessories and safety system and equipments, Control panel with MICRO PROCESSED based V3VF control unit with all latest LIFT Technology, Control cabling, etc complete as required.	1 JOB	2200000	JOB	2200000	/
2	Lift shaft lighting as required.	1 JOB	15000	JOB	15000	/
3	Power cabling and Power Panel board as required.	1 JOB	150000	JOB	150000	/
4	Safety Earthing system with all accessories as required.	1 JOB	75000	JOB	75000	/
Total				Rs.	2440000	/

ADD Contingencies @ 5 %


122000 /

ADD Labour welfare cess @ 1 %

24400 /

Rs. 2586400 /

(Rupees Twenty five lakhs, Eighty Six thousand, four hundred only)


EXECUTIVE ENGINEER (E)
CCED, CPWD, COIMBATORE -
19

ई. मेल : acc.tnkr@epfindia.gov.in

दूरभाष : 044-28130007

फैक्स : 044-28132811

कर्मचारी भविष्य निधि संगठन

श्रम एवं रोजगार मंत्रालय

भारत सरकार

आंचलिक कार्यालय(तमिलनाडु एवं केरल)

37, Royapettah High Road, चेन्नै - 600 014



Mail: acc.tnkr@epfindia.gov.in

Tele. : 044-28130007

Fax : 044-28132811

E P F ORGANISATION

Min. Of Labour & Employment
Government of India

ZONAL OFFICE (Tamil Nadu & Kerala)

37, Royapettah High Road, Chennai - 600 014

तुरित डाक द्वारा / BY SPEED POST

संख्या / No.ZACC/7/PFD/04/Const./2017/4434

दिनांक / Date: 17.01.2017

सेवा में / To

AC-I (PFD)

केंद्रीय भ नि आयुक्त / Central P F Commissioner,* *By name to: Shri L Goyal, ACC (PFD).
मुख्य कार्यालय, नई दिल्ली / Head Office, New Delhi.

विषय / Sub: Construction of Annexe building at RO, Madurai- Regarding.

संदर्भ / Ref: Head Office letter no.CS-3(3)/99/R.O-Madurai/Pt File 23394
dated 5.12.2016.

महोदय / Sir,

Please refer to your letter on the subject cited above.

RO, Madurai vide letter no.TN/RO/MDU/F/Annexe Building/EST/2016 dated 30.12.2016 (Copy enclosed) has clarified the reasons for non-utilisation of the Annexe building and further stated that it would be ready for occupation on execution of the following proposals forwarded which are in process for approval at Head Office:-

The estimate for SITC of passenger lift has been forwarded to head office vide this office letter no.ZACC/7/PFD/04/Const/ 2016/2446 dated 28.04.2016. Query sought vide H.O letter dated 27.07.2016 & Finance wing note dated 21.10.2016 have been replied vide this office letter of even number dated 23.09.2016 & 02.11.2016 respectively.

> The estimate for Augmentation of power supply been forwarded to head office vide this office letter no.ZACC/7/PFD/04/Const/2016/2491 dated 03.05.2016. Query sought vide H.O letter dated 11.11.2016 has been replied vide this office letter of even number dated 19.12.2016.

..2.

- The estimate for provision of modular furniture in the newly constructed Annexe building has been forwarded to head office vide this office letter no.ZACC/7/PFD/04/Genl/2017/4408 dated 16.01.2017.
- The estimate for provision of modular furniture in the Guest house has been forwarded to head office vide this office letter no.ZACC/7/PFD/04/Genl/ 2017/4410 dated 16.01.2017.

It is once again requested to convey the administrative approval and financial sanction for all the above proposals so as to enable RO, Madurai to occupy the Annexe building at the earliest.

भवदीय / Yours faithfully,

संलग्नक: यथोपरि / Enclosure: As above.

(पी यू कुलकर्णी) / (P U KULKARNI) ..
17.01.2017

अपर कें.भ.नि.आ (त.ना एवं केरल) / Addl. Central P F Commissioner (TN&KR)

प्रति / Copy to:

क्षेत्रीय भ नि आयुक्त / Regional P F Commissioner, ... With reference to the letter cited.
क्षेत्रीय कार्यालय, मदुरै / Regional Office, Madurai.

Item No. 9: Proposal for acquiring land for construction of office for Sub Regional Office, Tumkur.

Opening of Sub Regional Office, Tumkur was inaugurated by Hon'ble Minister LEM Government of India on 25.09.2012 in a rented building. It was announced by the Hon'ble Minister LEM during inaugural speech to construct own building & directed the local MLA/Authorities to get allot a piece of land for construction of EPFO's office building. In the meantime, Tumkur Urban Development Authority issued notification vide no.TUDA/CASA/01/2012-13 dated 27.11.2012 for allotment of some Civic Amenity sites in Tumkur area. On approaching the commissioner, TUDA has suggested to Tumkur Office of EPFO to apply for the notified site suitable for EPFO. Accordingly, committee was constituted to visit the plots and to report the suitability and assess market rate of the offered plot. The committee recommend one of the plot, Survey No.289/2 at Tumkur Amanikere, Tumkur for purchase by EPFO for Sub Regional Office Building at Tumkur.

Accordingly, a proposal have been received from Sub Regional Office, Tumkur to accord of approval amounting to Rs.2,12,510/- as deposit of application amount. The last date for the same was 27.12.2012.

After due concurrence of Finance Wing of Head Office the proposal was sent to Chairman, EC CBT for approval of releasing application amount. Subject to agenda item be placed for ratification in forthcoming EC, Chairman EC CBT approved the proposal. Accordingly, an application amount was deposited to TUDA by EPFO.

In the meantime, the TUDA offered an alternate land having an area of 890 sq.m. in lieu of previous plot area of 395 sq.m. at different place i.e. at Site No.44 Survey No. 181 B (Civic Amenity Site) as the previous land was not available with TUDA. This land was offered by TUDA at 50% concessional rate to EPFO as per Rule No. 8(4) of KUD Act 1991. The cost of plot worked out to Rs.22,35,000/-. The proposal was placed to CPFC for his approval to place the agenda before EC CBT after due financial concurrence.

A committee was again constituted for examining the suitability of the proposed alternate land and committee recommended to purchase the plot at Site No.44, Survey No.181 B, Civic Amenity Site. The recommendation of the Committee is as follows:-

- The size of the land is sufficient for construction of office building for Sub Regional Office, Tumkur.
- The location of the proposed land is very good considering all parameters required for construction of office building at Tumkur.
- In view of the above the Committee unanimously recommended to purchase the proposed land on lease as per the allotment notification by the Tumkur Urban Development Authority, Government of Karnataka.

The revised proposal for purchase of land was submitted to FA&CAO of Head Office for financial concurrence. The finance wing has concurred the proposal of acquiring

a piece of land for Sub Regional Office, Tumkur with an area of 8490 sq.ft. at Site No.44, Survey No.181 B (Civic Amenity Site) at Tumkur with the basic cost of Rs.22,35,000/- (Rupees Twenty Two Lakhs Thirty Five Thousand Only) and stamp duty and registration charges which is 7% of the value of the property from Tumkur Urban Development Authority which is a Govt. of Karnataka Department.

After due financial concurrence the proposal was placed to CPFC for his approval to place the agenda before EC, CBT.

During the discussion with Chief Engineer, then CPFC desired that necessity of Sub Regional Office, Tumkur may be reviewed by RPFC-I, Regional Office, Peenya in the light of accounts shifted. The concerned offices were accordingly directed for review the necessity of office building for Sub Regional Office, Tumkur.

ACC (KN & Goa) vide their letter No.EPFO/ACC(K&G)/2016-17/PNY/22/1109 dated 28.09.2016 (**Annexure-A**) intimated that TUDA is pressing hard for payment of remaining amount for finalizing the deed at the earliest or else cancel the allotment. There is every possibility that the TUDA may allot the same land for any other Civic Amenities purpose by forfeiting the initial advance paid by us for the site. Considering the fact that Tumkur being made as a smart city, getting a Government land will be very difficult in future.

ACC(KN & Goa) also justified the proposal in the above cited letter stating as under:-

- (i) At present majority of the subscribers of Sub Regional Office, Tumkur are from small and medium scale establishment like Beedi, Food Processing Industries and Educational Institutions. Majority of subscribers are very poor and most of them belong to the remote areas i.e. Tahsils around Tumkur (Tiptur, Sira, Kunigal, Pavagada etc.). These Tehsils are located far away from Peenya (Bangalore) where the accounts of present Sub Regional Office, Tumkur were attached. In absence of direct transport facilities subscribers had to reach Peenya (Bangalore) via Tumkur only.
- (ii) Tumkur has been selected as one of the smart cities and there is vast potential for growth of Industries in Tumkur. Further, Tumkur being one of the adjacent cities of Bangalore, mainly towards the Bangalore International Airport Side, possibilities are there for shifting of many industries from already congested areas of Bangalore to Tumkur. Thus, more than sufficient justifications are there for having a Sub Regional Office at Tumkur.
- (iii) The monthly rent being paid to the presently occupied premises is Rs.78,357/-. The annual rent including service tax is worked out to Rs.10,81,327/-. The rent for first 5 years is calculated to Rs.54,06,635/-. The Tumkur Urban Development Authority (TUDA) has offered the proposed land having an area of 830 sq.m./8940 sq.ft. @ 50% concessional rate to EPFO for an amount of Rs.22,35,000/- only. Under the

circumstances having an office at Tumkur is justified, it is always better to have the office in our own building for many obvious reasons. It has been lately observed that many of the landlords are not agreeing for accepting our terms and conditions for enhancement of rent @ 15% after initial tenancy of 5 years and asking for market rent, like in cases of office premises occupied in old premises of Regional Office, Peenya, Sub Regional Office, Bellary and Sub Regional Office, Rajarajeshwari Nagar.

Sub Regional Office, Tumkur vide email dated 09.03.2017 **(Annexure-B)** informed that the No. of Accounts, No. of Subscribers and No. of Establishment Covered by Sub Regional Office, Tumkur as on date are as under:-

- (i) No. of Accounts : 839296
- (ii) No. of Establishment Covered : 1004
- (iii) No. of Subscribers : 81975
- (iv) No. of Contributory Covered : 571

The issue raised and justification given by ACC at Sl. No. 9 & 10 here-in-before was placed to the Executive Committee CBT in its 87th meeting held on 13.12.2016 wherein it was decided that offices already opened shall be provided with own buildings.

The agenda item of the proposal was placed in Sub Committee of Executive Committee, CBT on Building and Construction, Meeting No.1 of 2017 held on 25.03.2017. The agenda item was approved after discussion and deliberation.

Proposal: The Executive Committee of CBT is requested to consider and approve the proposal as contained in the Agenda.

Fax : 080-23450967. PH : 080-23450962

E-mail : acc.kargoa@epfindia.gov.in



कर्मचारी भविष्य निधि संगठन

Employees' Provident Fund Organisation

(श्रम मंत्रालय, भारत सरकार), (Ministry of Labour, Govt. of India)

अपर केंद्रीय भविष्य निधि आयुक्त कार्यालय, कर्नाटका और गोवा राज्य,

OFFICE OF THE ADDL. CENTRAL PF COMMISSIONER, KARNATAKA AND GOA STATE

Kaveri Block, Bhavishya Nidhi Enclave, 5/5, HMT Factory Main Road

Bangalore -560013

No.EPFO/ACC(K&G)/2016-17/PNY/22/ 1109

Dated: 28.09.16

To

The Central P.F. Commissioner,
EPFO, New Delhi.BY Name to: Shri M.S Kalia
ACC-II (PFD).Sub: Acquiring land for construction of office Building for SRO, Tumkur - Reg.

Ref: Head office Letter No. CS/3(11)2012/SRO-Tumkur/10131 dated 30.08.16

Sir,

Please refer to the above letter on the cited subject.

2. The approval for purchase of land for construction of office building for SRO, Tumkur and paying an advance of Rs.2,12,510/- was communicated vide HQ Letter No. CS/3(11)/2012/SRO-Tumkur/21848 dated 27.12.2012. The advance was also deposited with Tumkur Urban Development Authority (TUDA). In the meanwhile TUDA proposed a better and bigger plot of land in lieu of the earlier land was allotted to some other agency. A proposal for acquiring proposed Civic Amenity site of area 8940 sqft from Tumkur Urban Development Authority (TUDA) for construction of Office Building for SRO, Tumkur was forwarded to Head Office vide letter No. EPFO/ACC(K&G)/2013-14/PNY-22/538 dated 17.07.2013 (copy enclosed). The cost of land fixed by TUDA was Rs.22,35,000/- and an initial deposit money for an amount of Rs.2,12,500/- has already been paid to TUDA.

2. The required justifications and clarifications for having own land for Construction of Office building for SRO, Tumkur have already been furnished to Head office at various times. The details of such clarifications / justifications already provided to Head office is tabulated here under:

Sl	Clarification sought by Head Office	Clarifications / Justifications given
a	Clarifications sought for Necessity of SRO, Tumkur vide Lr. No. CS/3(11) 2012/ SRO-RUMKUR/9945-46/20617 dated 08.01.14	Reply sent by RPFC, Peenya vide letter No. KN/ PF/ PY/ CT/ 656/2013-14 dt 06.03.2014
		Reply sent by Zonal Office (K&G) along with the copy of letter from RPFC (PNY) wherein justifications for necessity of the office at Tumkur was forwarded vide Zonal office' Letter No. EPFO/ACC/(K&G)/PNY-22/2014-15/295 dated 29.05.16

b	Details of ECR subscribers, sanctioned staff strength & staff in position were sought vide Lr. No. CS-3(11) /2012 /SRO-Tumkur/27320 dt 04.12.2014	The required details were sent by RPH (PNY) vide Lr No. KN/ PF/ PY/ CT/ 411/2014-15 dt 08.12.2014
c	Recalculation of space requirement on the basis of contributory members / Establishment.	Recalculation details along with the calculation details for requirement of space for SRO, Tumkur based on SIU norms and EPFO's standard scale of accommodation was forwarded by RPFC (PNY) vide Lr. No. KN/ PF/ PY/ CT/ 640/2014-15 dt 24 22.12.2015. The above information has been confirmed vide zonal office letter dated 22.04.15

3. The copies of the above communications are enclosed herewith for reference. Moreover, at present majority of the subscribers of SRO, Tumkur are from small and medium scale establishments like Beedi, Food processing industries, and Educational Institutions. Majority of the subscribers are very poor class and most of them are belong to remote Tahsils around Tumkur (Tiptur, Sira, Kunigal, Pavagada etc). These Tehsils are located far away from Peenya (Bangalore) where the accounts of present SRO Tumkur were attached. In absence of direct transport facilities subscribers had to reach Peenya (Bangalore) via Tumkur only.
4. Tumkur has been selected as one of the Smart Cities and there is vast potential for growth of Industries in Tumkur. Further, Tumkur being one of the adjacent cities of Bangalore, mainly towards the Bangalore International Airport side, possibilities are there for shifting of many industries from already congested Bangalore to Tumkur. Thus, more than sufficient justifications are there for having a Sub-Regional Office at Tumkur.
5. The SRO, Tumkur was established and started functioning from 15.11.2012 in a rented building. The monthly rent being paid to the presently occupied premises is Rs.78,357/-. The annual rent including service tax is worked out to Rs.10,81,327/-. The rent for first the 5 years is calculated to Rs.54,06,635/-. The Tumkur Urban Development Authority (TUDA) has offered the proposed land having an area of 830 sqm / 8940 sft @ 50% concessional rate to EPFO for an amount of Rs.22,35,000/- only. Under the circumstances where having an office at Tumkur is justified, it is always better to have the office in our own building for many obvious reasons. It has been lately observed that many of the landlords are not agreeing for accepting our terms & conditions for enhancement of rent @ 15% after initial tenancy of 5 years and asking for market rent, like in cases of office premises occupied in Old premises of RO, Peenya, SRO, Bellary, and SRO, Rajarajaeshwari Nagar.
6. The TUDA has been pressing hard for payment of remaining amount for finalizing the deed at the earliest or else cancel the allotment. There is every possibility that the TUDA may allot the same land for any other Civic Amenity purpose by forfeiting

the initial advance paid by us for the site. Considering the fact that Tumkur being made as a smart city, getting a Government land will be very difficult in future.


7. As pointed out earlier in principle approval for purchase of land for construction of office building at Tumkur has already been conveyed by HQ. A fresh proposal is forwarded to HQ in view of the fact that TUDA has offered a different better and bigger plot in line of the earlier plot offered by them and there is a cost difference of Rs.2 Lakhs (approximately).

8. In view of the justification already forwarded (copies enclosed) and the further justifications given above in Paras - 3 to 5 it is once again requested that the proposal for acquiring land for SRO, Tumkur with an area of 8940 sqft at site No. 44, Survey No. 181B (civic amenity site) at Tumkur with the cost of Rs.22,35,000/- from TUDA may be approved and expenditure sanction for paying the remaining amount of Rs.20,22,490/- (Rs.22,35,000.00 - Rs.2,12,510.00) may be accorded at the earliest.

Yours faithfully


(V. VIJAYA KUMAR)

Addl. Central P.F. Commissioner (K&G)

 28/9/16

Tel No. (0816) 2261541

Email: sro.tumkur@epfindia.gov.in**EMPLOYEES' PROVIDENT FUND ORGANISATION**

(Ministry of Labour & Employment, Govt. of India)

SUB-REGIONAL OFFICE, Bilvasree Arcade, 1st Floor, 15th Cross, S.I.T. Main Road,
TUMKUR - 572 103

No.PY/TMK/PF/Coord/2016-17/

Date: 09.03.2017

To
The Chief Engineer (Civil),
Head Office, New Delhi - 110 066.

By name to: Sh. Somendra Singh,
Asst. Engineer (Civil)

Sir,

Sub: Information as sought for purchase of land of SRO, Tumkur - Reg.

This is with reference to telephone call received from Sh. Somendra Singh today to the undersigned calling for the information in respect of SRO, Tumkur is as follows:

Name of Office	Number of establishments covered	Number of Accounts
SRO, Tumkur	1004	839296

- The information of Number of accounts is the data as on 31.08.2016, since Railtel connection of SRO, Tumkur is not functioning at present.

Name of Office	Number of contributing covered	Number of Subscribers
SRO, Tumkur	571	81975

- 1) The information of contributing members and subscribers was the details up to November-2016, since the UAN dashboard was not opening during Dec-2016 and Jan-2017.
- 2) It is learnt from DPAs of RO, Peenya that there is no access for subscribers details in any of the reports facility provided and the details of subscribers has to be obtained from the backend of the server (presently the server is centralised and maintained at New Delhi).
- 3) The information of subscribers is not accesible to SRO, Tumkur since SRO, Tumkur is not having separate dashboard (Before centralisation of server also, SRO, Tumkur was not having separate server and the data of SRO, Tumkur was maintained in the server at RO, Peenya).

Yours failthfully

Over 9.3.17
(Vanlal Muan)

Regional P F Commissioner-II/OIC,
SRO, TUMKUR - 572 103.

Item No. 10: Status in the Arbitration proceedings in the dispute between Employees' Provident Fund Organisation (EPFO) & Siemens Information Systems Limited (SISL) Now Atos India Pvt. Ltd.

The Central Board of Trustees, EPF in its 181st meeting held on 24.01.2008 had decided to terminate the contract with SISL for failure to deliver the services as defined in the contract. The Board had further directed that consequential legal actions should be taken after taking appropriate legal advice from the Ministry of Labour & Employment. In pursuance of the directions of the Board, the agreement between EPFO & SISL was terminated after taking legal advice from the Department of Legal Affairs through the Ministry of Labour & Employment. The Agreement was terminated vide letter of termination dated 18th /25th August 2008 after due process of serving notice of termination and replying to the objections of SISL.

2. The notice of termination of the Agreement by EPFO vide letter dated 12th June 2008 was contested by SISL and they eventually invoked the relevant clause in the agreement for arbitration proceedings and nominated an Arbitrator on their behalf. In response EPFO, in consultation with and advise of the Ministry of Labour & Employment also appointed its Arbitrator from the panel of International Council for Alternative Dispute Resolution (ICADR), an independent body under the aegis of the Ministry of Law & Justice, Government of India. Both the Arbitrators mutually appointed the Presiding Arbitrator and thus the Arbitral Tribunal was formally constituted comprising of three retired Supreme Court Justices namely Justice (Retd.) S.C. Agrawal, Presiding Arbitrator and Justice (Retd.) D.P. Wadhwa and Justice (Retd.) M. Jagannadha Rao as Co-Arbitrators.

3. During the first sitting of the Tribunal on 24.03.2011, Arbitration Tribunal fixed its fees for each member of the Arbitral Tribunal for a sitting of two hours at Rs.50,000/- and each Member of the Arbitral Tribunal, Rs.5,000/- towards secretarial charges for each Sitting. Reading fees shall be fixed subsequently after considering the record of the proceedings. Arbitrators fees, Secretarial charges & Reading fees shall be shared equally by both the parties. During the sitting, the counsel of SISL had informed that a portion of the business of SISL had been transferred to another entity namely M/s Siemens IT Solutions & Services Pvt. Ltd. (SISPL) and this entity would prefer the claim instead of SISL. In due course, SISPL has made a claim of Rs. 69,64,73,343/- (Rupees Sixty Nine Crores Sixty Four Lacs Seventy Three Thousand Three Hundred Forty Three Only) and further demanded interest on the claim @ 24% from the date of termination till the award of the Tribunal.

4. EPFO had appointed Dr. K.N. Chaturvedi as counsel for the arbitration proceedings and on the advice of Legal Advisor/counsel, Sh. Manoj Swarup, appeared on behalf of EPFO in three sittings of Arbitral Tribunal on the fee of Rs. 55,000/- per appearance and Rs. 11,000/- for Conference approved by the CPFC

5. Subsequently in the 4th sitting of Arbitration Tribunal held on 17.01.2012, EPFO submitted its Statement of Claim of Rs. 66,49,17,973/- (Rupees Sixty Six Crores forty Nine Lakhs Seventeen

Thousand and Nine Hundred Seventy Three only) along with interest @ 24% from the date of termination to the disposal by the Tribunal. SISL has submitted rejoinder to the Reply to the Statement of Claim submitted by EPFO and has also submitted an application on 09.01.2012 under Section 23(3) of the Arbitration and Conciliation Act, for amendment of their Statement of Claim to incorporate the name of ATOS, ostensibly a company in the claim application. The Arbitration tribunal directed EPFO to submit its reply to the application for amendment filed by the SISL.

6. In a meeting between the then CPFC and Legal Advisor/Counsel, it was suggested by the counsel that in view of the legal intricacies and the stakes involved in the arbitration proceeding, EPFO should consider appointing a senior advocate/ASG from Government's panel. As an outcome of the discussion, Sh. Harin P. Raval, ASG was appointed to represent EPFO in arbitration proceedings. Sh. Anirudh Sharma was appointed as assisting advocate on the advice of Sh. Harin P. Raval. The fee were approved by Finance Wing & CPFC for Sh. Harin P. Raval @ Rs. 1.00 Lakhs per appearance, Rs. 1.00 Lakh for settlement per draft, Rs. 25,000/- for conference per hour and clerkage charge @10%. The fee approved for assisting advocate is Rs. 15,000/- per appearance, Rs. 55,000/- for preparing per draft, Rs. 5,000/- for conference per hour and clerkage charge @10%.

7. In the 10th sitting held on 9th January 2013, the claimants had moved an application for substitution of the name "ATOS IT Solutions and Service Private Limited" with "ATOS India Private Limited" and the application was allowed by the Tribunal in its 11th sitting held on 22nd March 2013.

8. In its 11th sitting held on 22nd March 2013, Arbitration Tribunal directed that the claim submitted by the EPFO will be treated as counter claim and the fees for each member of the Arbitration Tribunal for a sitting of two hours shall be Rs. Rs.50,000/- and each Member of the Arbitral Tribunal shall be paid Rs.5,000/- towards secretarial charges for each sitting. The aforesaid fees and secretarial charges are payable for the Counter Claim with effect from the 4th Sitting of the Arbitration Tribunal

9. Both the parties had filed Affidavits by way of evidence. In the 12th & 13th sittings held on 30th April 2013 recording of deposition of the claimant's evidence was started and concluded in 43rd & 44th sittings in claim and 41st & 42nd sittings in counter claim held on 24th January 2014.

10. Oral deposition of the evidences of EPFO was started in 45th & 46th sittings in claim and 42nd & 43rd sittings in counter claim held on April 22, 2014 and concluded in 80th & 81st sittings in claim and 77th & 78th sittings in counter claim held on 23rd April 2015. .

11. Sh. Harin P. Raval, Senior Advocate vide letter dated 03.12.2014 informed his inability to appear before the Arbitration Tribunal on behalf of EPFO and suggested EPFO to engage the services of another Ld. Senior Counsel for this case. The issue for engagement of another Ld. Senior Counsel was taken up by ACC (IS), ACC (Legal) & RPFC-I in consultation with Sh. Anirudh Sharma, assisting advocate. After the approval of Finance wing and CPFC, Sh. Sudhir Nandrajog was engaged as Senior Advocate for defending, arguing , appearance, pleading and submissions before the Arbitral Tribunal on behalf of EPFO on the following terms and conditions:-

Fees for appearance per session for a session of 2 to 2 ½ hours	Rs. 1,35,000/-
Fees for conference per hour	Rs. 25,000/-
Fee for settlement of any pleadings/submissions	Rs. 2,00,000
Clerkage	@ 10%

12. Sh. Anirudh Sharma, assisting advocate vide e-mail dated 12.02.2015 has informed that since the matter is very heavy and voluminous in nature and it is a sheer impracticality for one lawyer to handle such voluminous work and thus requested for the empanelling additional advocates and also for revision of his fees. After due consideration and approval of CPFC and Finance Wing, two more additional assisting advocates namely (i) Sh. Yashvardhan (2) Sh. Aniruddha Rajput has been engaged on the fees charged by each as under:-

Fee for appearance per session/day :	Rs. 12,500/-
Fee for conference, per hour :	Rs. 3,300/-
Clerkage :	@ 10%

The fees of Sh. Anirudh Shama, assisting advocate has also been revised as under:-

Fee for appearance per session :	Rs. 25,000/-
Fee for conference, per hour :	Rs. 7,500/-
Clerkage :	@10%

13. Arbitration Tribunal has further fixed the dates for completion of oral submissions on the Claim, are fixed for **July 3, 4 & 5, 2017** and for oral submissions of the learned counsel of both the parties on the Counter Claim, the Sittings of the Arbitral Tribunal are fixed for **July 10, 11, 12, 13, 14, 15, 21 & 22, 2017**.

14. 153 sittings in claim and 150 sittings in counter claim of Arbitral Tribunal have taken place so far.

15. The total expenditure (approx.) incurred as on today on Arbitration Proceeding is as under:-

S.No.	Particular	Amount (in Rs.)
1	Payment to the Advocates	1,64,69,850
2	Payment to the Arbitrators	2,23,31,268
3	Expenditure on booking of conference hall	12,03,461
4	Stay Arrangement of Arbitrator Justice M.J. Rao	2,97,726
5	Travel Arrangement of Arbitrator Justice M.J. Rao	6,37,786
	Total	4,09,40,091

16. Currently the files are pending for the payment of Arbitrators & Advocates amounting to Rs. 33,00,000/- (Thirty Three Lakhs) and 29,34,140/- (Twenty Nine Lakhs Thirty Four Thousand and One Hundred Forty only) respectively.

17. The following are submitted:-

- (i) The total expenditure incurred so far in the matter of Arbitration between EPFO & M/s Atos India Pvt. Ltd (earlier M/s SISL) for information of the Executive Committee.
- (ii) Further guidance of the Executive Committee in the matter of conduct of Arbitration proceedings in view of the huge amount incurred.

Item No: Payment of outstanding bill of Hiring of Taxies regarding.

On the requisition of the office of the then Chairman & Hon'ble Minister of State (Labour) and approval of the Competent Authority, a Taxi was hired from M/s Yours Rent A Car N Luxury Coaches, New Delhi and provided by this office for day to day official work & official use of the Chairman & Hon'ble Minister of State (Labour) in the month of March, 2012.

2. The said vehicle was used by the then Chairman & Hon'ble Minister of State (Labour) from March, 2012 to May, 2014 and the vendor M/s Yours Rent A Car N Luxury Coaches, New Delhi has submitted bills amounting to Rs. 15,00,328/- on 12.06.2014 for the period instead of submitting bills in month to month basis inspite of issue of repeated letters to the vendor.

3. As per the agreement had with the vendor, they were required to submit bills in duplicate by 20th of the following month failing which 10% of total billed amount was to be deducted by this office. The matter was, therefore, taken up with the vendor who had revised the bill and submitted a revised bill of Rs.13,50,297.00 which was examined and found Rs. 13,42,078/- payable to the vendor.

4. While submitting the file for concurrence by the Finance Division of this office, the Finance wing suggested that the bill be sent to concerned authority of the Government for sanction of Rs. 13,42,078/- for hired Taxi justifying the delay under Rule 265 of GFR which was caused due to ill-health and death of one of the Partner of the Vendor in 2013.

5. The proposal was, therefore, sent to Ministry for approval and the Ministry in reply to the reference of this office had informed vide their letter dated 19.05.2016 that EPFO being autonomous body, the bill may be processed after checking genuineness of the bill and the Ministry has no role in the instant case.

6. Having again placed before the Finance Division for their concurrence, they have considered the clarification given by Ministry and concurred for releasing an amount of Rs. 12,78,778/- instead of Rs. 13,42,078/- as service tax was taken in the first bill.

7. Since the Taxi charges amounting to Rs. 12,78,778/- (Rs. Twelve lakh seventy eight thousand seven hundred seventy eight) only is due for payment to M/s Yours Rent A Car N Luxury Coaches, New Delhi, against the Taxi services provided by them which was used by the then Chairman & Hon'ble of State (Labour) but the bills were submitted belatedly, the proposal is placed before the Executive Committee for consideration and accord their approval for payment of the amount Rs. 12,78,778/- (Rs. Twelve lakh seventy eight thousand seven hundred seventy eight) only which is due for payment to them.

Proposal: Proposal in Para 7 may be approved.

Item : ¹² Proposal of hiring premises of Berhampore Municipal for Sub Regional
NO. Office, Jangipur (Now Regional Office).

1. The Sub Regional Office, Jangipur (Now Regional Office) is functioning since its inception in 2005, from a privately owned rented accommodation located at Mangaljan, PO-Ghorshala, Murshidabad -74229 (near Omarpur). The present building has been marked for demolition for the purpose of extension of national highway 34. Moreover, due to improper design of the building (earlier it was a Bidi godown) there is lack of adequate number of toilets (no ladies toilet available), poor ventilation and shortage of space. Therefore, ACC(WB,JH&NER) has been strongly recommending for administrative approval and financial sanction for hiring the 3rd and 4th floors of the Berhampore Municipality Building by accepting the initial advance deposit of Rs.20.00 Lakhs which would be adjusted from monthly rent. **(Annexure –A)**
2. Sub Regional Office, Jangipur (Now Regional Office) currently has approx. 4,00,000 subscribers and the office has been upgraded to RPFC-I headed RO. Accordingly, the hiring of 3rd and 4th floor of building comprising 21,600 sq.ft area has been found justified as per space norms.
3. The matter was earlier placed before Finance but not concurred by Finance as it did not agree to release of advance rent. However, in view of the circumstances that the advance would be adjusted from monthly rent and the advance would be used for completing the residual work in order to hand over the building on rent to EPFO as also the fact that the demand for advance has been got reduced from Rs.30.00 lakhs to Rs.20.00 lakhs upon negotiations **(Annexure-B)**, Finance Division has accorded concurrence for consideration for payment as a standalone deviation from model rent agreement for hiring of office premises on the merit of the case. **(Annexure-C)**

4. Accordingly, the proposal of hiring premises of Berhampore Municipal for Sub Regional Office, Jangipur (Now Regional Office) at monthly rent of Rs.12.50 per sq.ft. for 21,600 sq.ft. amounting to Rs.2,70,000/- per month based on CPWD Fair Rent Certificate **(Annexure-D)** with payment of advance rent of Rs.20.00 lakhs to be adjusted out of monthly rent in a period of 5 years, is submitted.

PROPOSAL : THE EXECUTIVE COMMITTEE, CBT IS REQUESTED TO CONSIDER AND ACCORD APPROVAL TO THE PROPOSAL OF HIRING PREMISES OF BERHAMPORE MUNICIPAL FOR SUB REGIONAL OFFICE, JANGIPUR (NOW REGIONAL OFFICE) .



कर्मचारी भविष्य निधि संगठन./ EMPLOYEES' PROVIDENT FUND ORGANISATION

(श्रम एवं रोजगार मंत्रालय, भारत सरकार) / (Ministry of Labour and Employment: Govt. of India)

अपर केन्द्रीय भविष्य निधि आयुक्त का कार्यालय,

OFFICE OF THE ADDITIONAL CENTRAL PROVIDENT FUND COMMISSIONER

पश्चिम बंगाल, पूर्वोत्तर क्षेत्र एवं झारखंड / WEST BENGAL, NORTH EAST REGION, JHARKHAND

डी।।-र क सेक्टर।।के., कोरुणामोई,साल्ट लेक सिटी, कोलकाता 700091-

DK Block, Sector-II, Salt Lake City, Kolkata-700 091

No. EPFO/ACC/KZ/34/JNG/1313

Date :- 09.02.2017.

To
The RPFC-I (PFD)
Employees' P. F. Organisation,
Head Office, New Delhi.

By name to:-
Smt. Aparajita Jaggi.
RPFC-I.

Sub :- Proposal of hiring of Office accommodation for Sub Regional Office,
Jangipur- regarding.

Sir,

Your kind attention is invited to earlier Zonal Office letter No. EPFO/ACC/KZ/34/JNG/1188 dated 12.01.2017 (copy enclosed) vide which proposal for hiring of Office accommodation for sub Regional Office, Jangipur was forwarded to Head Office to accord administrative approval and financial sanction for hiring the 3rd and 4th Floor of the building belonging to Berhampore Municipality, Murshidabad at a monthly rate of Rs. 2,70,000/- including all charges except electricity and water charges. It was also requested to sanction an amount of Rs. 20 Lakhs towards advance deposit as sought for by the Chairman of the Municipality which may be recovered subsequently from the monthly rent.

Meanwhile, consequent upon upgradation of Sub Regional Office to Regional Office in terms of H.O letter No. HRM-I/D-I(1)/2017/CR/17462 dated 13.01.2017 SRO, Jangipur will become RO, Jangipur headed by RPFC-I and entitled for posting of cadres like RPFC-II, APFC's. The scarcity of space in the office will cause severe difficulty to provide adequate infrastructure for opening of RO and proper functioning of the office. This office is functioning in a rented building since inception with serious shortage of space. Lack of space doesn't allow purchase of adequate furniture. Valuable documents like PPOs are lying on the floor in a scattered manner. Further there is not even enough space to create separate toilets for Officers and Staff, Ladies toilet and Visitors toilet. Condition of the existing toilets is very unhygienic.

Hence it is once again requested to accord administrative approval and financial sanction for hiring of office accommodation at Berhampore Municipality Building by accepting the initial advance deposit of Rs. 20,00,000/-(Twenty Lakhs) as sought for by the municipality at the earliest.

Yours faithfully,

Encl:-As stated above.

[UDITA CHOWDHARY]

Addl. Central P.F. Commissioner.



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2106

कर्मचारी भविष्य निधि संगठन / EMPLOYEES' PROVIDENT FUND ORGANISATION

(श्रम एवं रोजगार मंत्रालय, भारत सरकार) / (Ministry of Labour and Employment: Govt. of India)

अपर केन्द्रीय भविष्य निधि आयुक्त का कार्यालय,

OFFICE OF THE ADDITIONAL CENTRAL PROVIDENT FUND COMMISSIONER

पश्चिम बंगाल, पूर्वोत्तर क्षेत्र एवं झारखंड / WEST BENGAL, NORTH EAST REGION, JHARKHAND

डी।।-र क सेक्टर।।.के., कोरुणामोई,साल्ट लेक सिटी, कोलकाता-700091-

DK Block, Sector-II, Salt Lake City, Kolkata-700 091

No. EPFO/ACC/KZ/34/JNG/1188

Date :-12.01.2017.

To
The Addl.C.P.F.C. (PFD)
Employees' P. F. Organisation,
Head Office, New Delhi.

**Sub :- Proposal for hiring of Office accommodation for Sub Regional
Office, Jangipur- regarding.**

Sir,

Your kind attention is invited to Zonal Office letter No. EPFO/ACC/KZ/34/JNG/1464 dated 03.02.2016 (copy enclosed) vide which proposal for hiring of Office accommodation for sub Regional Office, Jangipur was forwarded to Head Office to accord administrative approval and financial sanction for hiring the 3rd and 4th Floor of the building belonging to Berhampore Municipality, Murshidabad at a monthly rate of Rs. 2,70,000/- including all charges except electricity and water charges. It was also requested to sanction an amount of Rs. 30 Lakhs towards advance deposit as sought for by the Chairman of the Municipality which may be recovered subsequently from the monthly rent.

RPFC(PFD), Head Office, New Delhi vide her letter bearing No. CS-3/14/2004/Vol-II/SRO-Jangipur/1156 dated 27.04.2016 had intimated that the competent authority did not accept the proposal for sanction of advance amounting of Rs. 30,00,000/-.

The matter was discussed with Sri M.Jagadishwar Rao, Member, CBT on 09.12.2016 who is also a member of the Sub-committee of Executive Committee on Building & Construction. Sri Rao informed that advance rent was paid to Telengana State Road Transport Corporation for hiring their building for SRO, Kukatpalli.

Meanwhile RPFC-I, Ro, Jalpaiguri, vide letter bearing No. Adm/RO/JPG/280/Misc. Vol-II/2381 dated 22.12.2016 along with enclosures (copy enclosed) informed Zonal Office that the Chairman, Berhampore Municipality vide letter bearing No. 1418/2016 B.M dated 16.12.2016 sought for a deposit of at least Rs. 20 Lakhs as an advance due to their paucity of funds to complete the residual work in order to hand over the building on rent to EPFO. It is pertinent to mention that after some negotiation we have succeeded in reducing the advance from Rs. 30,00,000/-to Rs. 20,00,000/-.

Hence it is once again requested to accord administrative approval and financial sanction for hiring of office accommodation at Berhampore Municipality Building by accepting the initial advance deposit of Rs. 20,00,000/-(Twenty Lakhs) as sought for by the municipality.

Yours faithfully,

Encl:-As stated above.

[UDITA CHOWDHARY]

Addl. Central P.F. Commissioner.



(21)

कर्मचारी भविष्य निधि संगठन / EMPLOYEES' PROVIDENT FUND ORGANISATION

(श्रम एवं रोजगार मंत्रालय, भारत सरकार) / (Ministry of Labour and Employment: Govt. of India)

अपर केन्द्रीय भविष्य निधि आयुक्त का कार्यालय,

OFFICE OF THE ADDITIONAL CENTRAL PROVIDENT FUND COMMISSIONER

पश्चिम बंगाल, पूर्वोत्तर क्षेत्र एवं झारखंड / WEST BENGAL, NORTH EAST REGION, JHARKHAND

डी।।-र क सेक्टर।।.के., कोरुणामोई,साल्ट लेक सिटी, कोलकाता 700091-

DK Block, Sector-II, Salt Lake City, Kolkata-700 091

No. EPFO/ACC/KZ/34/JNG/1188

Date :-12.01.2017.

To

The Addl.C.P.F.C. (PFD)

Employees' P. F. Organisation,

Head Office, New Delhi.

RC-I (PFD)
PE examine
18/1/17

ROYAL

19/1

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20/1

Sub :- Proposal for hiring of Office accommodation for Sub Regional Office, Jangipur- regarding.

Sir,

Your kind attention is invited to Zonal Office letter No. EPFO/ACC/KZ/34/JNG/1464 dated 03.02.2016 (copy enclosed) vide which proposal for hiring of Office accommodation for sub Regional Office, Jangipur was forwarded to Head Office to accord administrative approval and financial sanction for hiring the 3rd and 4th Floor of the building belonging to Berhampore Municipality, Murshidabad at a monthly rate of Rs. 2,70,000/- including all charges electricity and water charges. It was also requested to sanction an amount of Rs. 30 Lakh advance deposit as sought for by the Chairman of the Municipality which may be subsequently from the monthly rent.

RPFC(PFD), Head Office, New Delhi vide her letter bearing No. CS-3/14/2004/Vol-II, Jangipur/1156 dated 27.04.2016 had intimated that the competent authority did not accept the proposal for sanction of advance amounting of Rs. 30,00,000/-.

The matter was discussed with Sri M.Jagadishwar Rao, Member, CBT on 09.12.2016 who is also a member of the Sub-committee of Executive Committee on Building & Construction. Sri Rao informed that advance rent was paid to Telengana State Road Transport Corporation for hiring their building for SRO, Kukatpalli.

Meanwhile RPFC-I, Ro, Jalpaiguri, vide letter bearing No. Adm/RO/JPG/280/Misc. Vol-II/2381 dated 22.12.2016 along with enclosures (copy enclosed) informed Zonal Office that the Chairman, Berhampore Municipality vide letter bearing No. 1418/2016 B.M dated 16.12.2016 sought for a deposit of at least Rs. 20 Lakhs as an advance due to their paucity of funds to complete the residual work in order to hand over the building on rent to EPFO. It is pertinent to mention that after some negotiation we have succeeded in reducing the advance from Rs. 30,00,000/-to Rs. 20,00,000/-.

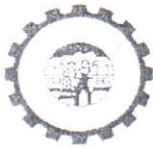
Hence it is once again requested to accord administrative approval and financial sanction for hiring of office accommodation at Berhampore Municipality Building by accepting the initial advance deposit of Rs. 20,00,000/-(Twenty Lakhs) as sought for by the municipality.

Yours faithfully,

Encl:-As stated above.

656
19/1/17
883
25-1-17

[UDITA CHOWDHARY]
Addl. Central P.F. Commissioner.



कर्मचारी भविष्य निधि संगठन / EMPLOYEES' PROVIDENT FUND ORGANISATION
(श्रम एवं रोजगार मंत्रालय, भारत सरकार) / (Ministry of Labour and Employment: Govt. of India)
अपर केन्द्रीय भविष्य निधि आयुक्त का कार्यालय

OFFICE OF THE ADDITIONAL CENTRAL PROVIDENT FUND COMMISSIONER

पश्चिमी बंगाल : पूर्वोत्तर क्षेत्र : झारखंड / WEST BENGAL: NORTH EAST REGION: JHARKHAND

डी के ब्लॉक, सेक्टर II, कोरुणामोई, साल्ट लेक सिटी, कोलकाता-700091 / DK Block, Sector-II, Salt Lake City, Kolkata-700 091
दूरभाष / Phone No : 033-2358-6774/फैक्स FAX No:033-2358-0296/ई-मेल E-mail : acc.wbjhne@epfindia.gov.in

No. EPFO/ACC/KZ/34/JNG/1464, 1464(c), 1464(d)

Date :- 03/02/2016.

To
The Central P. F. Commissioner,
Employees' P. F. Organisation,
Head Office, New Delhi.

By name to :-
Shri M. S. Kalia,
Addl. C.P.F.C.

Sub : Proposal for hiring of Office accommodation for Sub Regional
Office, Jangipur - regarding.

Your kind attention is invited to Zonal Office letter bearing No. EPFO/ACC/KZ/34/JNG/1681 dated 11/03/2015 (copy enclosed) vide which proposal for hiring of Office accommodation for Sub Regional Office, Jangipur was forwarded to Head Office to accord administrative approval and financial sanction for hiring the 3rd and 4th Floor of the building belonging to the Berhampore Municipality, Murshidabad at a monthly rent of ₹ 2,70,000/- including all charges except electricity and water charges.

RPFC (PFD), Head Office, New Delhi vide her letter bearing No. CS-3/14/2004/Vol-II/63019 dated 25/05/2015 (copies enclosed) raised some observations and requested Zonal Office to submit clarifications along with recommendations to Head Office for further approval of Competent Authority.

RPFC-II/OIC, Sub Regional Office, Jangipur vide letter bearing No. Pers/SRO/JNG/CT/Land & Building/218 dated 12/06/2015 along with enclosures (photo copies enclosed) furnished the point wise reply against the observations raised by Head Office letter dated 25/05/2015.

In the meantime, RPFC-I, Regional Office, Jalpaiguri vide letter bearing No. ADM/RO/JPG/290/571 dated 14/07/2015 enclosed the letter dated 07/07/2015 of the Chairman, Berhampore Municipality (copies enclosed) wherein he has raised an additional demand of initial deposit of ₹ 1 Crore which will be adjusted from the monthly rent over a period of 05 (Five) years.

Zonal Office vide letter bearing No. EPFO/ACC/KZ/34/JNG/522 dated 24/07/2015 (copy enclosed) suggested Head Office that the earlier proposal to hire the accommodation of Berhampore Municipality of Sub Regional Office, Jangipur need not be processed. At the same time, RPFC-II/OIC, Sub Regional Office, Jangipur was instructed to discuss the matter with the Chairman, Berhampore Municipality to withdraw the condition of advance of ₹ 1 Crore.

RPEC-II/OIC, SRO, Jangipur vide letter bearing No. PF/SRO/JNG/OIC/MISC/2015-16/Vol.II/459 dated 21/01/2016 along with enclosures (copies enclosed) informed Zonal Office that the Chairman, Berhampore Municipality vide letter bearing No. 69/2016/BM dated 18/01/2016 sought for a deposit of at least ₹ 30 Lakhs as an advance to be utilized for renovation of the building. He also requested Jangipur Office to finalize the matter at the earliest.

It is reiterated that the building of Sub Regional Office, Jangipur has been marked for demolition for the purpose of extension of National Highway-34 from 4 Lane to 6 Lane. The present building is located bang on the National Highway-34 barely 20 ft. away and therefore at grave risk because of fast moving vehicles.

Moreover, due to improper design of the building (earlier it was a Bidi Godown) there is lack of adequate number of toilets (no ladies toilet available), poor ventilation and shortage of space giving a very shabby ambience to the office. Unhygienic environment of fumes of plastic and melting factories surround the building.

Sub Regional Office, Jangipur has consistently over the last 24 months generated a surplus of ₹ 1.06 crore in Account No. 2 in the year 2014 and ₹ 1.74 crore in 2015 (January to December). Moreover, as per Cadre Restructuring Report 2015, Sub Regional Office, Jangipur is proposed to be upgraded to the level of Regional Office and man power of the office would be enhanced considerably.

Documents enclosed in connection with the hiring of new Office accommodation for Sub Regional Office, Jangipur :-

Annexure	Contents	No. of Pages
1.	Letter bearing No. EPFO/ACC/KZ/34/JNG/1681 dated 11/03/2015 of Zonal Office, Kolkata.	05
2.	Letter bearing No. CS-3/14/2004/Vol-II/63019 dated 25/05/2015 of RPEC(PFD), Head Office, New Delhi	03
3.	Letter bearing No. Pers/SRO/JNG/CT/Land & Building/218 dated 12/06/2015 along with enclosures received from RPEC-II/OIC, Sub Regional Office, Jangipur	28
4.	Letter bearing No. ADM/RO/JPG/290/571 dated 14/07/2015 of Regional Office, Jalpaiguri enclosing the letter dated 07/07/2015 of the Chairman, Berhampore Municipality	02
5.	Letter bearing No. EPFO/ACC/KZ/34/JNG/522 dated 24/07/2015 of Zonal Office, Kolkata.	02
6.	Letter bearing No. PF/SRO/JNG/OIC/MISC/2015-16/Vol.II/459 dated 21/01/2016 along with enclosures received from RPEC-II/OIC, SRO, Jangipur	11

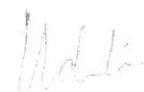
While enclosing the copies of the documents stated above, it is requested to revisit the proposal of Sub Regional Office, Jangipur for hiring the 3rd & 4th floor of the building belonging to the Berhampore Municipality, Murshidabad which is very close to District Head quarters/Regional Offices of Nationalized Banks, Railway Station, Bus Stop, Education facility, Hospitals and will facilitate easy access to Employers as well as Subscribers.

(207)
428

Since more than one year has already elapsed when the offer was first made by the Chairman, Berhampore Municipality, it is requested to accord administrative approval and financial sanction for hiring the 3rd & 4th floors of the Berhampore Municipality Building by accepting the initial advance deposit of ₹ 30 Lakhs as sought for by the Chairman of the Municipality which may be recovered from the monthly rent payable i.e., ₹ 2,70,000/- with immediate effect as already undertaken by the Chairman, Berhampore Municipality earlier.

Yours faithfully,

Encl. :- As stated above.


[JUDHA CHOWDHARY]
Addl. Central P. F. Commissioner
[WB, JH & N-R]

Copy to :-

1. RPEC-I, Regional Office, Jalpaiguri - for information please.
2. RPEC-II/OIC, SRO, Jangipur - for information please.


03/02/2016
[P. VEERASWAMY]
Assistant Engineer (Civil)
Zonal Office, Kolkata

etc
Sd/-
3/2/16

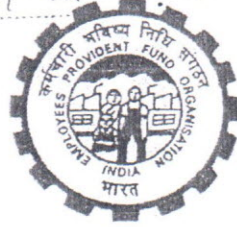
र.म.नि.सं. (क.ज.) /APFC (KZ.)

2348

दिनांक/Date

29-12-2016

राष्ट्रीय भविष्य निधि संगठन
(श्रम एवं रोजगार मंत्रालय : भारत सरकार)
क्षेत्रीय कार्यालय, भविष्य निधि भवन
दिन बाजार, जलपाईगुड़ी, पिन - 735101
दूरभाष सं. - 03561-230271/230731
फैक्स सं. - 03561-231241



Employees' Provident Fund Organisation
(Ministry of Labour & Employment, Govt. Of India)
Regional Office, Bhavishya Nidhi Bhawan
Din Bazar, Jalpaiguri - 735101
Phone No. 03561-230271/230731
Fax No. 03561-231241

ई-मेल /E-mail: ro.jalpaiguri@epfindia.gov.in

Adm/RO/JPG/280/Misc.Vol-II/2381

Dated..22.12.2016

To,
The Additional Central Provident Fund Commissioner (KZ),
Employees' Provident Fund Organization,
D.K.Block, Sector-II, Salt Lake City,
Kolkata- 700 091.

Sub:-Hiring of Office accommodation for SRO, Jangipur.Ref: (i) EPFO/ACC/KZ/34/JNG/1527, Dated.10.02.2015.(ii) EPFO/ACC/KZ/34/JNG/235, Dated.03.06.2016.

Madam.

Please refer to the above cited letters.

The matter was taken up by SRO,Jangipur with the Chairman of Berhampur Municipality.

SRO,Jangipur vide letter No.Pers/SRO/JNG/Land & Building/574, Dated.19.12.2016 has forwarded the report of meeting of Shri K.C.De,APFC with the Chairman of Berhampur Municipality on 16.12.2016 (copy enclosed). The Chairman of Berhampur Municipality has issued a letter to RPFC-II,SRO,Jangipur vide letter No.1418/2016/B.M, Dated.16.12.2016 wherein he has stated that at least 20(Twenty) lakhs will have to be paid as advance deposit in favour of the Municipality to be adjusted from monthly rent.

The copies of letter of SRO,Jangipur dated.19.12.2016.,report of Sri K.C.De,APFC dated. 19.12.2016 and letter of Chairman of Berhampur Municipality are forwarded herewith for your kind perusal and further necessary action.

Encl: As stated.

Yours faithfully

(S. Ghosh)

Regional Provident Fund Commissioner-I



(205)

कर्मचारी अविधेय निधि संगठन /Employees' Provident Fund Organisation
प्रम एव मजदूर मंत्रालय, भारत सरकार /Ministry of Labour & Employment, Govt. Of India

उप क्षेत्रीय कार्यालय /Sub-Regional Office, Jangipur, Via- Barala SO

मंगलजय पी. घोषशाला, मुर्शिदाबाद, पश्चिम बंगाल, 742235 /Mangaljan, P.O. - Ghoshshala, Murshidabad, W Bengal 742235

फोन /Phone: 03483-266719 फैक्स /Fax : 03483-266617 ईमेल /E-mail: jangipur@epfindia.gov.in

Speed Post/E-mail

Date: 19.12.2016

No. Pers/SRO/JNG/Land & Building/ 544

To,

The Regional P. F. Commissioner-I

Employees Provident Fund Organisation

Regional Office, Jalpaiguri

Bha. Kanya Nidhi Bhawan, Dinazar

Jalpaiguri - 735101

Sub: Forwarding of report of Sh K.C.De, APFC regarding meeting with the
Chairman of Berhampur Municipality on 16.12.2016. - Regarding.

Sir,

Kindly find enclosed herewith a copy of report dated 19.12.2016 of Shri K.C.De, APFC regarding his meeting with the Chairman of Berhampur Municipality on 16.12.2016 and a copy of letter of Office of the Municipal Councillor, Berhampore bearing letter No. 1418/2016/B.M. dated 16.12.2016 for your kind information and further necessary action please.

Thanking you.

Encls: As stated above.

Yours faithfully

(P.K.Chatteropadhyay)

Assistant P. F. Commissioner/OIC

SRO, Jangipur.

To
The Regional Provident Fund Commissioner/Officer in Charge.
SRO, Jangipur,
Jangipur-742229

Subj: Submission of report on meeting with the Chairman of Berhampur Municipality on 16/12/2016

Sir,

As per direction of the Officer in Charge SRO, Jangipur vide order No T 309 dated 15/12/2016, the undersigned has visited the above named Municipality on 16/12/2016 to meet the Chairman to obtain a written reply of our proposal for hiring their building. During discussion with Chief Executive Officer in presence of the Chairman they expressed their financial inability to complete the residual work to hand over the building to run our office due to their fund paucity, it only can be possible for them if they got 20 lakhs rupees as advance adjustable from our rent. They hand over one letter in writing to the undersigned on the above line which is enclosed.

As the building is very suitable - prime location in heart of the city and rent value is being increased during the last one year in the said locality therefore if we try any other building from any other parties for rent we certainly cannot get in the quoted rate given by the Municipality. Even the interest on 20, 00,000/ advance if added with the rent still the rate is cheaper. Now the higher authority is to decide as to clinch the deal or not, but Municipality expressed unwillingness to discuss if we do not agree the above advance. So, in that case we must treat the proposal as cancelled.

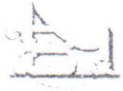
Thanking you,

Yours faithfully,


(K.C. De)

Assistant Provident Fund Commissioner,
SRO, Jangipur

(20)

 <p>CM & FAX No. - 03482-251299 Phone : 250012 (O) / 256762 (R) No. <u>1412/2016</u> B.M. Office of the Municipal Councillor BERHAMPORE From <i>Niratan Adhya</i> Chairman BERHAMPORE MUNICIPALITY MURSHIDABAD. PIN - 742101</p>	<p>Dated <u>16-12-2016</u></p> <p>The Regional P.F. Commissioner - II To Employment Provident Fund Organization Sub Regional Office, Jangipur, Murshidabad.</p>
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Sub: - Hiring of office accommodation for SRO under EPFO.

Sir,

In reference to several communication in connection with subject mentioned above I like to inform that after detailed discussion in the matter, it has been resolved that at least Rs. 20.00 lakhs have to deposit as an advance in favour of this Municipality which would be adjusted from monthly rent.

You are also being inform that without depositing the said amount this Municipality is not in a position to allow rent for your office accommodation and proposal may treated as cancel.

This is for your information.

Thanking you

Yours faithfully

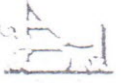
Chairman

Berhampore Municipality

Chairman

Berhampore Municipality



 <p>CM & FAX No. 03482-251299 Phone : 250012 (O) / 256762 (R) No. <u>1412/2016</u> B.M. Office of the Municipal Councillor BERHAMPORE From <i>Nibratan Adhya</i> Chairman BERHAMPORE MUNICIPALITY MURSHIDABAD, PIN - 742101</p>	<p>Dated <u>11/12/2016</u></p> <p>The Regional P.F. Commissioner - II To Employment Provident Fund Organization Sub Regional Office, Jangipur, Murshidabad.</p>
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Sub: - Hiring of office accommodation for SRO under EPFO.

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You are also being inform that without depositing the said amount this Municipality is not in a position to allow rent for your office accommodation and proposal may treated as cancel.

This is for your information.

Thanking you

Yours faithfully

Chairman

Berhampore Municipality

Chairman

Berhampore Municipality



This file has been re-submitted by ACC (PFD) to ACC(WB) for consideration to the proposal of hiring premises of Berhampore Municipal at monthly rent Rs.12.50 per sq.ft. for 21,600 sq.ft.(Plinth Area) (based on CPWD fair rent certificate) with total monthly rent was proposed to consider payment of advance rent of Rs.30.00 Lakhs plus service tax to Municipal Corporation for hiring accommodation for Sub Regional Office, Jangipur, placed by ACC(PFD) at note pages 34. Further, otherwise how much advance can be granted as the lending party is Municipality a local authority? Can a sum of Rs.10 Lakhs be considered? Please concur If, possible as per rules so as the accommodation could be hired for Jangipur, Office needed urgently.

The Internal Finance has gone through the detailed proposal for hiring of office space by RO, Jangipur contained in the file & issue of advance payment and observation in this regard are as below:

- I.
 - (i) Before considering the issue of advance, the original proposal of hiring the said premises may be considered as without approval of same there is no logic for payment of advance. In this regard the offer and acceptance given by the Chairman, Berhampore, Municipality vide their letter dated 26.02.2015 is placed at page-69/C. It is mentioned there that Service Tax would be calculated as per Govt. guidelines to be borne by hiring department. Fair rent certificate given by Executive Engineer (CPWD), Kolkata is available at page 66/C wherein it is mentioned that fair rent would be Rs.12.50 per sq.ft. to be paid for total Plinth area 21,600 sq.ft. including Municipal Tax (Property Tax) except electricity & water charges is acceptable to owner. The monthly rent payable is worked out Rs.2,70,000/- for 21,600 sq.ft. It has been confirmed by the Municipality that the renewal of lease beyond the initial period of lease would be enhanced @ 15% after 5 years. The cost towards stamp duty and registration charges to be shared 50:50% between hiring agency & Berhampore Municipality as per Annexure-8 placed at page-69/C.
 - (ii) Considering the facts examined at point (I) above, financial concurrence may be given for hiring premises of Berhampore Municipal at monthly rent Rs.12.50 per sq.ft. for 21,600 sq.ft.(Plinth Area) (based on CPWD fair rent certificate) with total monthly rent of Rs.2.70 Lakhs plus service tax/month plus one time incidental charges such as stamp duty & registration cost etc.to be shared by lessee and lesser @ 50:50 in respect of office accommodation for SRO, Jangipur subject to approval of Competent Authority (EC,CBT).
- II.

Regarding issue of advance, it may be noted that finance has earlier examined the proposal of PFD and their observations are recorded at note page 26-27. Wherein, it is advised that subject to approval of competent authority for the payment of Rs.30.00 Lakhs towards advance rent which proposed to be adjusted out of monthly rent during 5 year period, the matter may be placed before the Competent Authority for consideration. The advance rent sought by Berhampore Municipality is not as per the Hiring Policy of EPFO as well as GFR.

 - (ii) It is examined that based on the observations made by finance, FA&CAO has raised some queries at Note Page 27-28, which is recorded as point-wise Sl.No.1 to 4. at Note Page 27-28/N. A letter has also been sent by PFD to ACC (WB,NER & Jhd) vide letter dated 27.04.2016 (Page 195-198/C) for necessary action and to submit point-wise reply of Finance Queries raised stated above. But the specific point-wise replies to the finance observation are yet to be received from the concerned division (PFD).
 - (iii) With above facts in view, the communication from Chairman, Berhampore Municipality at page 203/c may also be noted. In the said communication, it is clearly mentioned that at least Rs. 20.00 lakhs have to be deposit as an advance with Municipality which would be adjusted from monthly rent and without depositing said amount the proposal may be treated as cancel. It is informed by ACC(PFD) that now a letter dated 12.01.2017 (Page-210/C) has received from ACC(WB) wherein the demand of advance at least to amount of Rs.20.00 Lakhs due to their paucity of funds to complete the residual work in order to hand over the building on rent to EPFO. Hence,

succeeded in reducing the advance from Rs.30,00,000/- to Rs.20,00,000/- vide letter dated 12.01.2017 (page 210/C). Further, it has been informed by Addl. CPFC (WB, NER, JH) [(at page 215 (b))] that the scarcity of space in the current office of Jangipur will cause severe difficulty to provide adequate infrastructure for opening of RO after its upgradation to same status and proper functioning of the office. It is also informed that valuable documents like PPO's are lying on the floor in a scattered manner & there is not enough space to create separate toilets for officers and staff, ladies toilet and visitors toilet.

(iv) Keeping in view the circumstances mentioned at point II (iii) above, the payment of Rs.20 lakhs/ Rs. 10 Lakhs (as asked by ACC (PFD)/as a CE on page 34/N) towards advance rent which is proposed to be adjusted out of monthly rent in a period of 5 years, may be considered for payment as stand-alone deviation from Model Rent Agreement for hiring of office premises on the merit of the case. The matter may be placed before the Competent Authority, EC, CBT for its consideration and approval please.

जयपाल सिंह
6/4/17
जयपाल सिंह
जयपाल सिंह

6/4/17

6/4/17
सौरभ कुमार
सहायक म. नि. आयुक्त
Assistant P. F. Commissioner

RPFC-I (F&A)
Acc (HQ) / Finance

6/4/17
K. C. F. C.
कृष्ण लाल तनेजा
KRISHAN LAL TANEJA
अपर के. ए. सी. आयुक्त (मुख्यालय)
Addl. Central P. F. Commissioner (HQ)

FA & CAO

11:4:17

मनीष गुप्ता
MANISH GUPTA
वित्तीय सलाहकार एवं सहायक निदेशक
FA & CAO

CPFC
11/4/17

RECEIVED
11/4/17

145
Annexure - D

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
234/4, AJC BOSE ROAD, NIZAM PALACE, KOLKATA-20

EE/KCD-VII/2014-15/

Dated: 11/12/2014

Assistant P. F. Commissioner (ADM),
Jangipur,
PO- Ghorshala, Mangaljan,
Murshidabad, PIN-742229.

Sub: Fair Rent Certificate for Sub-Regional Office, Jangipur, Employees' Provident Fund Organization, Ministry of Labour & Employment, Govt. of India, Mangaljan, PO- Ghorshala, Murshidabad, PIN-742229.

Ref.: Y/o Letter no. Pers/SRO/JNG/Land & Building/CT/649 dated 21/10/2014.


Sir,

Reference to the above cited subject, enclosed please find herewith the fair rent certificate in respect in respect of Berhampore Municipality, Berhampore, Dist-Murshidabad, Pin No-742101, for Sub-Regional office, jangipur, Employees' Provident Fund Organization, Ministry of Labour & Employment, Govt. of India, Mangaljan, PO- Ghorshala, Murshidabad, PIN-742229 for favour of further necessary action at your end.

Thanking you.

Yours faithfully,

Enclosure: Fair Rent Certificate


11.12.14
(Partha Pramanik)
Executive Engineer,
KCD-VII, CPWD,
Nizam Palace, Kolkata-20.

Copy to:

The Assistant Engineer, Kalyani Central Sub-Division, C.P.W.D, J.N.V campus, Kalyani for information.

Executive Engineer

GOVT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT

FAIR RENT CERTIFICATE

Certified that reasonable rent of the premises for Propose Sub-Regional office, Jangipur, Employees' Provident Fund Organization, Ministry of Labour & Employment, Govt. of India, Mangaljan, P.O. Ghorshala, Murshidabad, PIN - 742229, occupied the property Owned by Berhampore Municipality, Berhampore, Dist - Murshidabad, PIN - 742101, has been New Assessed as per guidelines issued by Directorate General of Works, CPWD, vide No.81/01/2002-W II(DGW) Pt dated: 24.5.2004 the rent new assessed and effective from 22.11.2014 works out to as under - (for Five years) upto 21.11.2019.

a) According to the recognized Principal of valuation (i.e. on the basis of the present value of the property) Rs. 12.50 per sq. ft. per month. The monthly rent will be Rs. 2,70,000.00 (two lack seventy thousand only) for 21,600 sqft (P.A).

b) According to the prevailing market rent at nearby locally, Indian, Overseas bank Berhampore 19.45/sqft, 3/20/B, K K Barenjee Road, Central Excise Office - 17.77/sqft per month. The rents as above shall be considered as a range of reasonable rent and it shall be for the hiring dept. to negotiate and settle the rent, keeping in view of this range.

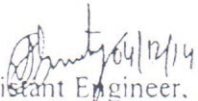
2. It shall be the responsibility of hiring department to see if the rent assessed as above is to be restricted to any particular limit in view of the terms and conditions of the existing lease agreement or any other relevant instructions issued by the competent authority to this effect.

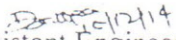
3. The rent as indicated above is inclusive of (i) Regular repairs and maintenance of the premises (ii) Municipal / Panchayat Tax (House/Property Tax), but exclusive of water & electricity charges payable to local body which shall be borne by the hiring Department.

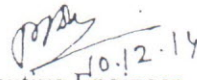
4. The Municipal / Panchayat Tax component included in the rent as indicated above is Rs. 0.00 only per month. It will be for the Hiring Department to settle the terms of payment of rent to the owner with or without Municipal / Panchayat Tax by following any of the following alternatives:-

- a. Pay only net rent first and reimburse Municipal / Panchayat Tax to the owner separately on submission of proof of actual payment.
- b. Pay only net rent to be owner and pay Municipal / Panchayat Tax directly to the local body.
- c. Pay composite rent.

5. As Municipal / Panchayat Tax component of the rent has already been spelt out above, no request shall be entertained by Hiring Committee for re-assessment of rent on account of subsequent increase or decrease in Municipal / Panchayat Tax if any. It shall accordingly be for the hiring department to settle it right in the beginning by a mutual agreement as to how such subsequent increase or decrease in Municipal / Panchayat Tax, if any, shall be dealt with.


Assistant Engineer,
Kalyani Central Sub-Division,
C.P.W.D., JNV Campus
Kalyani, Nadia.


Assistant Engineer (P)
KC D -VII, C.P.W.D.


Executive Engineer,
Kolkata Central Division-VII,
C.P.W.D., Kolkata-20.