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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

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Dated

16 JUN 2017

To

The Director General
CPWD, A- Wing, Room NO. 101,
Nirman Bhawan, New Delhi-110011

[By name to :- Rajiv Singhal, Director (P&WA) CPWD]

Subject:- Minutes of Meeting dated 18.05.2017 held under the Chairmanship of CPFC at EPFO, Head Office.

Sir,

Please find enclosed herewith the minutes of meeting dated 18.05.2017 held under the Chairmanship of Central Provident Fund Commissioner.

Further necessary action in this regard may be taken at the earliest please.

Encl.:- As above

Yours faithfully,

(Chandramauli Chakraborty)
Additiona CPFC(PFD)

Copy forwarded for information and necessary action along with minutes of meeting:-

1. Sh. Bijendra Kumar, Chief Engineer, ,NDS, Vidyut Bhawan, Shankar Market, New Delhi-110001
2. Sh. Brijendra Singh, SE(E)/DCEC, CPWD Delhi Electrical Circle V., O/o the SE(E), DCEC 5, CPWD R.K. puram, New Delhi 110066 .
3. Sh. V.P. Sahu, SE (C) ,CPWD Delhi Circle XII, 4th Floor, A-Wing, I.P. Bhawan, IP Estate, New Delhi:- 110002.
4. Sh. Lazarus Kutur, SA (DR) III, Block No.IV, Lavel-3, R.K. Puram, New Delhi 66
5. Sh. T.K. Giri, Architect, SA (DR-I) Block No. 1, Level -5, R.K. Puram, New Delhi
6. Sh. Chandan Khatua, Architect, O/o Chief Architect(DR), CPWD, A- Wing, Nirman Bhawan. New Delhi -11
7. Sh. P.C.Chanana, Executive Engineer (P&WA), A Wing, 3rd Floor, Nirman Bhawan, New Delhi-110011
8. Sh. Rup Lal, Executive, Engineer (E), ECD-V.CPWD, Room No. 333, 3rd Floor, Pushp vihar, New Delhi
9. Sh. B.K. Singh, Assistant Engineer (E)ECD-V, CPWD, Room No. 333, 3rd Floor, Pushp vihar, New Delhi
10. RPFC, NDC with a request to upload on EPFO Web Portal for circulation

Sh. Md. Qamar, AO(15)
load on website

**MINUTES OF MEETING CONDUCTED TO REVIEW THE PROGRESS OF WORKS
ALLOTTED TO CPWD HELD ON 18-05-2017 AT 3.00 PM AT EPFO HEAD OFFICE,
BHIKAJI CAMA PLACE, NEW DELHI.**

A meeting between EPFO and CPWD was held under the chairmanship of Dr.V.P.Joy, Central Provident Fund Commissioner.

2. The following Officers were present from EPFO and CPWD:-

EPFO:

Smt.Alka Jha, Chief Vigilance Officer
(CVO), EPFO, HQ.

Shri K.V.Sarveswaran,
Addl.CPFC(HQ).

Shri Chandramouli Chakroborty
Additional CPFC (PFD).

Smt.Aprajita Jaggi, RPFC-(Compliance)

Shri Navin Kr.Kanaujia,RPFC-I(PFD).

CPWD:

Shri Bijendra Kumar
Chief Engineer, NDZ

Shri Rajeev Singhal,Director (P&WA)

Shri Brijendra Singh,SE(E)/DCEC,5 R.K.Puram.

Shri V.P. Sahu, SE,CPWD.

Shri Lazarus Kutur, SA(DR) III.

Shri T.K.Giri,Architect,SA,(DR-I).

Shri Chandan Khatua, Architect, O/o Chief
Architect (DR).

Shri P.C.Chanana,Executive Engineer (P&WA)

Shri Rup Lal, Executive Engineer (E), ECD-
V.

Shri V.K. Singh, Assistant Engineer (E), ECD-V.

3. The list of other officers/officials of Physical Facility Division (PFD) who were present in the meeting is as at **Annexure 'A'**.

4. CPFC welcomed all members and stated that CPWD has been assigned various projects of EPFO but the progress of execution of the projects have been extremely slow which is a matter of great concern for EPFO. CPFC also stated that concerns at the slow pace of progress in project execution of EPFO have also been expressed at the highest level in the Ministry of Labour & Employment and that the Secretary (L&E) would also be reviewing the issue shortly.

5. Thereafter, project-wise review was taken up.

a) Estimate for construction of residential cum office accommodation for EPFO at Borivali by CPWD.

CPFC enquired whether QPR for pre-construction activities and Preliminary Estimate (PE) for demolition of existing buildings and re-construction had been submitted by CPWD. In response, Director (P&WA) informed that the layout plan has been submitted to local Office of EPFO at Mumbai for which approval was pending. Moreover, further progress cannot be made as demolition of existing buildings cannot be done without vacating the existing occupants in the buildings.

CVO, EPFO (HQ) stressed that survey of the land owned by EPFO at Borivali needs to be carried out and boundaries of the entire land in possession of EPFO mapped out accurately.

CPFC directed that immediate action for approval of layout plan to be taken and the approval conveyed to CPWD. Instructions should be issued to RPFC-I, Kandivali to take immediate actions to vacate the building and handover the same to CPWD for demolition of old building and to commence Construction of new Office-cum residential Buildings in the plot. RPFC-I, Kandivali shall also take immediate steps to carry out survey of the land by the competent agencies and to ensure that the entire land is under the possession of EPFO.

b) Redevelopment of Bhavishya Nidhi Enclave at Malviya Nagar.

PFD informed that the issue of re-development of BNE at Malviya Nagar is pending for long and most of structure is in dilapidated condition which requires to be demolished and new buildings constructed in its place. However, most of the proposed construction falls within 100 meters of protected monument of Archeological Survey of India (ASI) and as per relevant rules, construction is not possible within 100 meters of the protected monument.

The team of Central Building Research Institute (CBRI), Roorkee has started the structural analysis of existing buildings on 11.05.2017 which is likely to complete the work of structural testing by June, 2017. CPWD Officers informed that a lay out plan has been prepared by them and as per said plan, some construction can be done in the land which is located at more than 100 meters distance. However, under this plan all the staff quarters which are proposed for demolition cannot be re-constructed given the construction restrictions and full FAR cannot be utilized. ACC(HR) /Chief Engineer stated that based on the report of CBRI, Roorkee retrofitting and repairs to the existing buildings should be under taken to the extent possible and construction under taken as per plan submitted by CPWD. CPFC directed that the plan submitted by CPWD should be examined and approval accorded with such modifications as deemed necessary by 10th June, 2017.

c) Preliminary Estimate for construction of office building at Naroda.

It was informed by CPWD Officers that building design and Preliminary Estimate has not yet been submitted. However, Director (P &WA) assured that by the end of May, 2017 design and preliminary estimate will be submitted.

d) Preliminary Estimate for construction of office building at Vatava.

It was informed by CPWD Officers that building design and Preliminary Estimate has not yet been submitted. However, Director (P &WA) assured that by the end of May, 2017, the design and Preliminary Estimate will be submitted.

e) Estimate for installation of lift at Regional Office, Ahmedabad.

In respect of installation of 02 (two) Numbers lift, with 13 passenger capacity, it was informed by Director (P&WA) that Preliminary Estimate (PE) has already been submitted. RPFC-I (PFD) confirmed that Preliminary Estimate has indeed been submitted by CPWD and vide letter dated 13.04.2017, it has been referred to concerned Junior Engineer of EPFO posted at Zonal Office Jaipur for scrutiny. CPFC directed that the verified Preliminary Estimate (PE) to be called for immediately to Head Office and necessary action be taken to get it approved, so that work of installation of two lifts can be started immediately.

f) Renovation of 3rd Floor at Jaipur, installation of lift.

Director (P &WA) raised the issue of pending payment in respect of work of renovation of 3rd Floor at Jaipur & installation of lift. In this connection Additional CPFC (PFD) informed CPFC that payment is outstanding as CPWD Jaipur is asking for additional Rs.30.00 lakh which is over and above the approved tender cost of Rs.77,98,095.00 and it is a case of cost escalation which needs detailed justification. The same is yet to receive from CPWD. Director (P&WA) stressed that the total cost of the project is within the Administrative Approval and Expenditure Sanctioned amount i.e. Rs.1,12,15,400/- approved by EPFO and till pending payment is not released CPWD will not be in a position to commission the lifts. It was agreed during the meeting that CPWD will submit detailed justification for cost escalation, which will be examined and appropriate decision taken by EPFO.

g) Fire-fighting work at Regional Office, Jaipur.

Director (P&WA) intimated that as the construction of sump tank is not possible in the existing office building it would not be possible to execute the work. CPWD will refund the survey amount that had been released by EPFO. However, CPFC requested CPWD to provide alternative solution as it is not appropriate for a building to exist without a fire fighting system.

CPWD was requested to give alternate proposal for installing fire-fighting system in consultation with the Fire Safety Authorities.

h) Completion of work of installation of 2 x 500 KVA transformers at Regional Office, Chennai.

Director (P&WA) informed that work regarding installation of 2 x 500 KVA transformer has already been completed by CPWD and only electricity connection is required to be done by Electricity Board.

In this regard it was informed by RPFC-I, (PFD) that already request has been made to electricity Board by RPFC-I Chennai for connecting the Transformers and the work is likely to be completed soon.

i) Fire-fighting work at Regional Office, Chennai.

CPFC enquired about the progress being made in respect of installation of fire fighting system at RO Chennai. Director (P&WA) informed that work is progressing smoothly and it is likely to be completed by the end of June, 2017. CPFC directed that the installation of fire fighting system should be completed within timeframe commitment by CPWD.

j) Works of modular furniture, installation of split/window/VRF air conditioners, false ceiling for ongoing construction works at Jalandhar, Jamshedpur, Rajahmundry, Bangalore, Raichur.

It has come to notice that local CPWD Offices in some places had refused items of work related to installation of modular furniture. A letter received from CPWD Jalandhar refusing to take up the work of installation modular furniture, was referred in this regard. CPFC stated that CPWD should have uniform policy for undertaking the work in respect different projects. It was expected that CPWD being Government Department will complete not only the construction but other allied works necessary for a building and handover the building to EPFO in a ready to move situation. Director (P&WA) assured that he will examine the issue and ensure that all such allied works are taken up in all the sites including Jalandhar.

k) Construction of Sub Regional Office, Bareilly

Director (P&WA) CPWD intimated that before construction can begin, demolition of existing structure located at the project side is to be done. In this regard it was informed to CPWD that existing structure has already been vacated and there is delay in starting construction by CPWD. CPFC pointed out that EPFO has already conveyed the approval to CPWD in October, 2016 and the work should have started by now, but even tendering is not done. In fact in last meeting it was informed by Director (P&WA) CPWD that due to code of conduct for election declared for Uttar Pradesh (UP) tendering action has been put on hold. CPFC stated that the election in UP have already concluded in March, 2017 and there is no further reason for delaying the start of work.

CPWD assured that requisite action will be taken to commence the work at the earliest.

l) Construction Of Office Building Bhatinda

Director (P&WA) informed that layout plans are required to be cleared by Bhatinda Development Authority before construction can be started. CPFC directed that necessary steps to be taken to ensure that the construction work is started at the earliest.

m) Construction of Office Building at Salem.

Director (P&WA) intimated that earth filling at low land of EPFO is going on and construction of approach road is going on. It was desired that a formal foundation laying ceremony may be organized for the site. In this regard Director (P&WA) suggested that by making kachcha path this ceremony can be organized. CPFC directed that a letter be written to office of Hon`ble Minister of state I/C (L&E) seeking time so that foundation laying ceremony of the proposed construction of new office building can be organized.

n) Construction of Office Building at Ballary.

Director (P&WA) intimated that tendering for the project is in process. CPFC directed that process be expedited and it is assured that construction work started at the earliest. CPFC reiterated that time-line given by CPWD for completion of the approved projects are adhered to.

o) Construction of Office Building at Chikmagalur.

Director (P&WA) intimated that tendering for the project is in process. CPFC directed the construction work should be started at the earliest. CPFC directed that a letter be written to office of Hon`ble Minister of state I/C (L&E) seeking time so that foundation laying ceremony of the proposed construction of new Office by the Hon`ble Minister can be organized.

p) Ongoing Construction of office building. Progress of works at the following locations:

- I. Rajahmundry
- II. Jalandhar.
- III. Jamshedpur.
- IV. Bangalore.
- V. Raichur.

CPFC expressed concern for the slow progress in some of the works under the progress. RPFC-I (PFD) informed that as per information received from RPFC-I Jamshedpur, CPWD has asked EPFO to acquire additional land for installation of Fire-fighting system. It needs to be examined how the requirement was not there in the initial approval of building plan. A copy of the above referred letter was provided to Director (P&WA) immediately and he assured to look into the issue.

q) AMC of BNB, Head Office.

CPFC enquired that when in earlier meeting the issue of maintenance of EPFO Head Quarter Office building and Staff Quarters located at Malviya Nagar was discussed but till date no action has been taken by CPWD to take up the entire maintenance of (both Civil & Electrical) of EPFO Head Quarter Building. In this regard Executive Engineer (Electrical) CPWD stated that earlier also they have given an estimate for replacement of entire Air-conditioning plant, which included replacement of Air-ducts and other connected mechanical/ Electrical parts but no decision is taken by EPFO. Director (P&WA) stated that as most of the Electrical wiring and equipments and connected fittings have outlined their normal life span, they cannot be repaired and can be replaced only. Assistant Engineer (Civil) informed that full repair and maintenance on such massive scale will require vacating the Office building, which is not possible till Head Quarter shifts to new Building purchased at Kidwai Nagar.

CPFC asked CPWD to immediately take up repairs and maintenance (Electrical & Civil) work of Head Office Building located in Bhikaji Cama Place and staff quarters located at Malviya Nagar with condition that phase wise repair work including replacement of one Air-Conditioning Chiller Unit for Head Office be taken up on priority by CPWD, starting with areas which require immediate attention apart from routine maintenance. The major work which requires vacating the Office Building can be undertaking once Head Office is shifted to New Building purchased at Kidwai Nagar.

Additional item taken up with the permission of Chair

r) Preliminary Estimate in respect of construction of staff Quarters at Regional Office Gurugram.

It was informed by RPFC-I (PFD) that CPWD has yet not given Preliminary Estimate for construction of staff Quarters at Regional Office Gurugram, despite money in this regard being released by Regional Office Gurugram in January, 2017. CPWD informed that Preliminary Estimate will be submitted within a week.

The meeting ended with vote of thanks to the Chair.

Annexure-A

The list of officers/officials of PFD present in the meeting:

1. Sh. Somendra Singh , AE(C).
2. Sh. Sebastian Zacharia, JE(C).
3. Sh. Manish Kumar Agarwal, JE(C).
4. Sh. Sanjay Kr.Das, JE(E).
5. Sh. Manmohan Lal, Assistant.