

15 -ാം കേരള നിയമസഭ

7 -ാം സമ്മേളനം

നക്ഷത്ര ചിഹ്നം ഇല്ലാത്ത പോദ്യം നം. 2172

12-12-2022 - ൽ മറുപടിയ്ക്ക്

കെ ഡിസ്ക്

പോദ്യം		ഉത്തരം	
ശ്രീ എം വിൻസെന്റ്		ശ്രീ പിണറായി വിജയൻ (മുഖ്യമന്ത്രി)	
(എ)	കെ ഡിസ്കിന്റെ ആസ്ഥാനമന്ദിരം നിലവിൽ പ്രവർത്തിക്കുന്നത് ഏത് കെട്ടിടത്തിലാണ് എന്ന് അറിയിക്കാമോ; പ്രസ്തുത കെട്ടിടം കെ-ഡിസ്കിന്റെ ഉടമസ്ഥതയിലുള്ളതാണോ; അല്ലെങ്കിൽ കെട്ടിട ഉടമയുമായി ഉണ്ടാക്കിയ വാടക കരാർ /ലീസ് എഗ്രിമെന്റ് പകർപ്പ് ലഭ്യമാക്കുമോ;	(എ)	കെ-ഡിസ്ക് ആസ്ഥാനമന്ദിരം നിലവിൽ പ്രവർത്തിക്കുന്നത് വഴുതയ്ക്കാട് ഗവൺമെന്റ് വിമൻസ് കോളേജ് റോഡിലുള്ള ഇന്ത്യ ഹൈറ്റ്സ് ബിൽഡിങ്ങ് എന്ന കെട്ടിടത്തിലാണ്. പ്രസ്തുത കെട്ടിടം കെ ഡിസ്കിന്റെ ഉടമസ്ഥതയിലുള്ളതല്ല. കെട്ടിട ഉടമയുമായി ഉണ്ടാക്കിയ വാടക/ലീസ് കരാറിന്റെ പകർപ്പ് അനുബന്ധം (1) ൽ ചേർത്തിരിക്കുന്നു.
(ബി)	പ്രസ്തുത കെട്ടിടത്തിൽ എത്ര ചതുരശ്ര അടി സ്ഥലമാണ് കെ-ഡിസ്ക് ലീസ്/വാടകയ്ക്ക് എടുത്തിട്ടുള്ളതെന്നും അവിടെ ഓഫീസ് ക്രമീകരിക്കുന്നതിനായി കെ-ഡിസ്ക് എന്തൊക്കെ പ്രവൃത്തികളാണ് ചെയ്തിട്ടുള്ളതെന്നും ഏത് ഏജൻസി മുഖേനയാണ് നിർമ്മാണ പ്രവർത്തനങ്ങൾ നടത്തിയതെന്നും വ്യക്തമാക്കാമോ; പ്രസ്തുത ഏജൻസിയെ തെരഞ്ഞെടുത്തതിന്റെ ടെൻഡർ നടപടികളുടെ വിശദാംശങ്ങൾ വ്യക്തമാക്കുമോ; ടെൻഡർ നടപടി കൂടാതെ അക്രഡിറ്റഡ് ഏജൻസിക്ക് എത്ര രൂപയുടെ പ്രവൃത്തികളാണ് ഏല്പിച്ചു നൽകിയതെന്നും പ്രസ്തുത നടപടി ഏത് ചട്ട പ്രകാരമാണെന്നും വ്യക്തമാക്കുമോ; ഓഫീസ് ക്രമീകരിക്കുന്നതിനായി ചെലവഴിച്ച തുക ഇനം തിരിച്ചു വ്യക്തമാക്കുമോ; പ്രസ്തുത പ്രവർത്തിയുമായി ബന്ധപ്പെട്ട ഉത്തരവുകളുടെ പകർപ്പ് ലഭ്യമാക്കുമോ ;	(ബി)	13000 ചതുരശ്ര അടി വിസ്തീർണ്ണമുള്ള പ്രസ്തുത കെട്ടിടം പൂർണ്ണമായും കെ-ഡിസ്ക് വാടക/ലീസിനെടുത്തിരിക്കുകയാണ്. കെ-ഡിസ്ക് പ്രവർത്തിക്കുന്ന കെട്ടിടം, നിർവ്വഹണ ആവശ്യങ്ങൾക്ക് അനുസൃതമായ ഓഫീസ് ആയും, വാണിജ്യ ലക്ഷ്യങ്ങൾക്കായി പുനർ രൂപീകരിക്കാൻ വഴങ്ങുന്ന വിധവുമാണ് രൂപകൽപ്പന ചെയ്തിരിക്കുന്നത്. മാനേജ്മെന്റ് സർവ്വീസസ്, ഇന്നൊവേഷൻ ടെക്നോളജീസ്, പ്ലാനിംഗ് കോംപ്യൂറ്റർസി ഡെവലപ്പ്മെന്റ് ആൻഡ് ഇന്നൊവേഷൻ സിസ്റ്റംസ്, സ്കീൽസ് എംപ്ലോയ്മെന്റ് ആൻഡ് എന്റർപ്രണർഷിപ്പ്, സോഷ്യൽ എന്റർപ്രൈസസ് ആൻഡ് ഇൻക്യൂഷൻ എന്നിങ്ങനെയുള്ള കെ-ഡിസ്കിന്റെ വിവിധ വകുപ്പുകളുടെയും അവയിലെ ഉദ്യോഗസ്ഥരുടെയും ആവശ്യങ്ങൾക്ക് അനുസൃതമായി സജ്ജീകരിക്കാനുതകുന്ന വിധത്തിൽ ഈ കെട്ടിടത്തെ അനുരൂപപ്പെടുത്തിയിരിക്കുന്നു. ഉദാഹരണത്തിന് കോൺടാക്ട് കോ-ഓപ്പറേറ്റീവ് സൊസൈറ്റി (യു.എൽ.സി.സി.എസ്സ്) മുഖേനയാണ് നിർമ്മാണ പ്രവർത്തനങ്ങൾ നടത്തിയത്. G.O.(P) No:77/2019/Fin Dated 04/07/2019, G.O(P) No.67/2021/Fin. Dated 28.04.2021 എന്നീ സർക്കാർ ഉത്തരവുകൾ പ്രകാരമാണ് യു എൽ സി

		<p>സി എസ്സിനെ നേരിട്ടുള്ള നടത്തിപ്പിന് ഒരു നോൺ പി എം സി ഏജൻസിയായി നിയോഗിച്ചത്. പ്രസ്തുത സർക്കാർ ഉത്തരവുകളുടെ പകർപ്പുകൾ അനുബന്ധം (2) ൽ ചേർത്തിരിക്കുന്നു. പൊതു സിവിൽ നിർമ്മാണ പ്രവർത്തനങ്ങൾ നടത്തുന്ന അക്രഡിറ്റഡ് ഏജൻസികളിൽ നിന്ന് പരസ്യപ്പെടുത്തി അറിയിച്ച നോൺ പി എം സി ഏജൻസികളിൽ നിന്ന് സെന്റേജ് കോട്ടകളുടെ അടിസ്ഥാനത്തിൽ M/s യു.എൽ.സി.സി.എസ്സിനെ കണ്ടെത്തി. മുതിർന്ന വിദഗ്ദ്ധരടങ്ങുന്ന സാങ്കേതിക സമിതി എസ്സിമേറ്റ് പരിശോധിക്കുകയും പിന്നീട് അതിനെ ധനകാര്യ വകുപ്പിലെ ചീഫ് ടെക്നിക്കൽ എക്സിക്യൂട്ടീവ് (CTE) സൂക്ഷ്മ പരിശോധന നടത്തുകയും ചെയ്തു. യു.എൽ.സി.സി. സൊസൈറ്റി ലിമിറ്റഡിന് 3,69,04,716.42 രൂപയുടെ പ്രവൃത്തിയാണ് നൽകിയത്. വിശദാംശം അനുബന്ധം (3) ആയി ചേർത്തിരിക്കുന്നു.</p> <p>ബന്ധപ്പെട്ട ഉത്തരവുകൾ (ഭരണാനുമതി, വർക്ക് ഓർഡർ) അനുബന്ധം (4) ൽ ചേർത്തിരിക്കുന്നു.</p>
(സി)	കെ ഡിസ്ക് ആസ്ഥാനം പ്രവർത്തിക്കുന്ന കെട്ടിടത്തിൽ കൂടുതൽ സ്ഥലം ലീസ് ചെയ്യുവാൻ തീരുമാനിച്ചിരുന്നോ; എങ്കിൽ ഇത് നടപ്പാക്കിയോ; ലീസ് കരാറിന്റെ പകർപ്പ് ലഭ്യമാക്കുമോ;	<p>(സി) 13000 ചതുരശ്ര അടി വിസ്തീർണ്ണമുള്ള പ്രസ്തുത കെട്ടിടം പൂർണ്ണമായും കെ-ഡിസ്ക് വാടക/ ലീസിനെടുത്തിരിക്കുകയാണ്. കെ-ഡിസ്ക് പ്രവർത്തിക്കുന്ന കെട്ടിടം, നിർവ്വഹണ ആവശ്യങ്ങൾക്ക് അനുസൃതമായ ഓഫീസ് ആയും, വാണിജ്യ ലക്ഷ്യങ്ങൾക്കായി പുനർ രൂപീകരിക്കാൻ വഴങ്ങുന്ന വിധവുമാണ് രൂപകൽപ്പന ചെയ്തിരിക്കുന്നത്. മാനേജ്മെന്റ് സർവ്വീസസ്, ഇന്നൊവേഷൻ ടെക്നോളജീസ്, പ്ലാനിംഗ് കോംപീറ്റൻസി ഡെവലപ്പ്മെന്റ് ആൻഡ് ഇന്നൊവേഷൻ സിസ്റ്റംസ്, സ്കീൽസ് എംപ്ലോയ്മെന്റ് ആൻഡ് എന്റർപ്രൈസിപ്പ്, സോഷ്യൽ എന്റർപ്രൈസസ് ആൻഡ് ഇൻക്യൂഷൻ എന്നിങ്ങനെയുള്ള കെ-ഡിസ്കിന്റെ വിവിധ വകുപ്പുകളുടെയും അവയിലെ ഉദ്യോഗസ്ഥരുടെയും ആവശ്യങ്ങൾക്ക് അനുസൃതമായി സജ്ജീകരിക്കാനുതകുന്ന വിധത്തിൽ ഈ കെട്ടിടത്തെ അനുരൂപപ്പെടുത്തിയിരിക്കുന്നു. ഉദാഹരണമായി കോൺടാക്ട് കോ-ഓപ്പറേറ്റീവ് സൊസൈറ്റി (യു.എൽ.സി.സി.എസ്സ്) മുഖേനയാണ് നിർമ്മാണ പ്രവർത്തനങ്ങൾ നടത്തിയത്. G.O.(P) No:77/2019/Fin Dated 04/07/2019, G.O(P) No.67/2021/Fin. Dated 28.04.2021 എന്നീ സർക്കാർ ഉത്തരവുകൾ പ്രകാരമാണ് യു എൽ സി</p>

		<p>സി എസ്സിനെ നേരിട്ടുള്ള നടത്തിപ്പിന് ഒരു നോൺ പി എം സി ഏജൻസിയായി നിയോഗിച്ചത്. പ്രസ്തുത സർക്കാർ ഉത്തരവുകളുടെ പകർപ്പുകൾ അനുബന്ധം (2) ൽ ചേർത്തിരിക്കുന്നു. പൊതു സിവിൽ നിർമ്മാണ പ്രവർത്തനങ്ങൾ നടത്തുന്ന അക്രഡിറ്റഡ് ഏജൻസികളിൽ നിന്ന് പരസ്യപ്പെടുത്തി അറിയിച്ച നോൺ പി എം സി ഏജൻസികളിൽ നിന്ന് സെന്റേജ് കോട്ടകളുടെ അടിസ്ഥാനത്തിൽ M/s യു.എൽ.സി.സി.എസ്സിനെ കണ്ടെത്തി. മുതിർന്ന വിദഗ്ദ്ധരടങ്ങുന്ന സാങ്കേതിക സമിതി എസ്സിമേറ്റ് പരിശോധിക്കുകയും പിന്നീട് അതിനെ ധനകാര്യ വകുപ്പിലെ ചീഫ് ടെക്നിക്കൽ എക്സിക്യൂട്ടീവ് ഓഫീസർ (CTE) സൂക്ഷ്മ പരിശോധന നടത്തുകയും ചെയ്തു. യു.എൽ.സി.സി. സൊസൈറ്റി ലിമിറ്റഡിന് 3,69,04,716.42 രൂപയുടെ പ്രവൃത്തിയാണ് നൽകിയത്. വിശദാംശം അനുബന്ധം (3) ആയി ചേർത്തിരിക്കുന്നു.</p> <p>ബന്ധപ്പെട്ട ഉത്തരവുകൾ (ഭരണാനുമതി, വർക്ക് ഓർഡർ) അനുബന്ധം (4) ൽ ചേർത്തിരിക്കുന്നു.</p>
(ഡി)	<p>പുതുതായി ലീസ് ചെയ്ത കെട്ടിട ഭാഗത്ത് എന്തൊക്കെ ഇന്റീരിയർ വർക്കുകൾ ചെയ്യാനാണ് അനുമതി നൽകിയിട്ടുള്ളത് ഓരോന്നിന്റെയും എസ്സിമേറ്റ് തുക ഇനം തിരിച്ചു വ്യക്തമാക്കുമോ;</p>	(ഡി) <p>13000 ചതുരശ്ര അടി വിസ്തീർണ്മമുള്ള പ്രസ്തുത കെട്ടിടം പൂർണ്ണമായും കെ-ഡിസ്ക് വാടക/ ലീസിനെടുത്തിരിക്കുകയാണ്. കെ-ഡിസ്ക് പ്രവർത്തിക്കുന്ന കെട്ടിടം, നിർവ്വഹണ ആവശ്യങ്ങൾക്ക് അനുസൃതമായ ഓഫീസ് ആയും, വാണിജ്യ ലക്ഷ്യങ്ങൾക്കായി പുനർ രൂപീകരിക്കാൻ വഴങ്ങുന്ന വിധവുമാണ് രൂപകൽപ്പന ചെയ്തിരിക്കുന്നത്. മാനേജ്മെന്റ് സർവ്വീസസ്, ഇന്നൊവേഷൻ ടെക്നോളജീസ്, പ്ലാനിംഗ് കോംപ്യൂറ്റർസി ഡെവലപ്പ്മെന്റ് ആൻഡ് ഇന്നൊവേഷൻ സിസ്റ്റംസ്, സ്കീൽസ് എംപ്ലോയ്മെന്റ് ആൻഡ് എന്റർപ്രൈസിപ്പ്, സോഷ്യൽ എന്റർപ്രൈസസ് ആൻഡ് ഇൻക്യൂഷൻ എന്നിങ്ങനെയുള്ള കെ-ഡിസ്കിന്റെ വിവിധ വകുപ്പുകളുടെയും അവയിലെ ഉദ്യോഗസ്ഥരുടെയും ആവശ്യങ്ങൾക്ക് അനുസൃതമായി സജ്ജീകരിക്കാനുതകുന്ന വിധത്തിൽ ഈ കെട്ടിടത്തെ അനുരൂപപ്പെടുത്തിയിരിക്കുന്നു. ഉദാഹരണമായി കോൺട്രാക്ട് കോ-ഓപ്പറേറ്റീവ് സൊസൈറ്റി (യു.എൽ.സി.സി.എസ്സ്) മുഖേനയാണ് നിർമ്മാണ പ്രവർത്തനങ്ങൾ നടത്തിയത്. G.O.(P) No:77/2019/Fin Dated 04/07/2019, G.O(P) No.67/2021/Fin. Dated 28.04.2021 എന്നീ സർക്കാർ ഉത്തരവുകൾ പ്രകാരമാണ് യു എൽ സി</p>

		<p>സി എസ്സിനെ നേരിട്ടുള്ള നടത്തിപ്പിന് ഒരു നോൺ പി എം സി ഏജൻസിയായി നിയോഗിച്ചത്. പ്രസ്തുത സർക്കാർ ഉത്തരവുകളുടെ പകർപ്പുകൾ അനുബന്ധം (2) ൽ ചേർത്തിരിക്കുന്നു. പൊതു സിവിൽ നിർമ്മാണ പ്രവർത്തനങ്ങൾ നടത്തുന്ന അക്രഡിറ്റഡ് ഏജൻസികളിൽ നിന്ന് പരസ്യപ്പെടുത്തി അറിയിച്ച നോൺ പി എം സി ഏജൻസികളിൽ നിന്ന് സെന്റേജ് കോട്ടകളുടെ അടിസ്ഥാനത്തിൽ M/s യു.എൽ.സി.സി.എസ്സിനെ കണ്ടെത്തി. മുതിർന്ന വിദഗ്ദ്ധരടങ്ങുന്ന സാങ്കേതിക സമിതി എസ്സിമേറ്റ് പരിശോധിക്കുകയും പിന്നീട് അതിനെ ധനകാര്യ വകുപ്പിലെ ചീഫ് ടെക്നിക്കൽ എക്സിക്യൂട്ടീവ് ഓഫീസർ (CTE) സൂക്ഷ്മ പരിശോധന നടത്തുകയും ചെയ്തു. യു.എൽ.സി.സി. സൊസൈറ്റി ലിമിറ്റഡിന് 3,69,04,716.42 രൂപയുടെ പ്രവൃത്തിയാണ് നൽകിയത്. വിശദാംശം അനുബന്ധം (3) ആയി ചേർത്തിരിക്കുന്നു.</p> <p>ബന്ധപ്പെട്ട ഉത്തരവുകൾ (ഭരണാനുമതി, വർക്ക് ഓർഡർ) അനുബന്ധം (4) ൽ ചേർത്തിരിക്കുന്നു.</p>
(ഇ)	<p>പ്രസ്തുത ഇന്റീരിയർ വർക്കുകൾ ഓഫീസ് പ്രവർത്തനത്തിന് അനിവാര്യമാണോ എന്ന് ഏതെങ്കിലും സർക്കാർ ഏജൻസി പരിശോധിച്ചിട്ടുണ്ടോ; എങ്കിൽ വിശദാംശം വ്യക്തമാക്കുമോ; പ്രസ്തുത റിപ്പോർട്ടിന്റെ പകർപ്പ് നൽകുമോ;</p>	(ഇ) <p>ഓപ്പൺ ഓഫീസ് മാതൃകയിൽ കേരള സർക്കാരിന്റെ ഗ്രീൻ പ്രോട്ടോക്കോൾ മാനദണ്ഡങ്ങൾ പാലിച്ച് നവീകരണ പ്രവർത്തനങ്ങൾ നടത്തിയ കെട്ടിടം ഇന്നോവേഷൻ ടവർ എന്ന പേരിലാണ് അറിയപ്പെടുന്നത്. 48 വോൾട്ട് ഡിസിയിൽ പ്രവർത്തിക്കുന്ന ഈ കെട്ടിടത്തിലെ ശീതീകരണ ആവശ്യങ്ങൾ കുറയ്ക്കുവാൻ വേണ്ടി ഡബിൾ ഗ്ലെയ്സ്ഡ് ജനാലകളും വാട്ടർ കർട്ടൻ സംവിധാനവും ഏർപ്പെടുത്തിയിട്ടുണ്ട്. ചുറ്റുവട്ടത്തെ കെട്ടിടങ്ങൾ സൃഷ്ടിക്കുന്ന അർബൻ ഹോട്ട് ഐലൻഡുകൾ പരമാവധി ഉപയോഗപ്പെടുത്തുന്ന വെർട്ടിക്കൽ ആക്ലിസ് ടർബൈനാണ് വാട്ടർ കർട്ടന് ഊർജ്ജം പകരുന്നത്. ഊർജ്ജ സംഭരണ സംവിധാനം പ്രദാനം ചെയ്യുന്ന റൂഫ് ടോപ്പ് സോളാറും ബാറ്ററി സംഭരണവും ഊർജ്ജസംരക്ഷണ മാതൃകയിൽ വിഭാവനം ചെയ്തിട്ടുണ്ട്. വകുപ്പ് അധ്യക്ഷന്മാരടങ്ങുന്ന ഒരു റിക്വയർമെന്റ് കമ്മിറ്റിയാണ് ഇന്റീരിയർ സീറ്റിംഗിനെയും ലേഔട്ടിനെയും സംബന്ധിച്ച് അന്തിമ തീരുമാനമെടുത്തത്. കെട്ടിടത്തിന്റെ ഇന്റീരിയർ പണികളുടെ ആവശ്യങ്ങൾ പരിശോധിക്കാൻ പ്രത്യേകമായി ഒരു സർക്കാർ ഏജൻസിയെയും ഏർപ്പെടുത്തിയിട്ടില്ല. കെ-ഡിസ്കിനു ആ പരിസരം വിട്ടു പോകേണ്ടി വന്നാലും</p>

		<p>ഫിറ്റിങ്ങുകളും ഫർണിച്ചറും കാര്യമായി വീണ്ടും ഉപയോഗിക്കാവുന്ന വിധത്തിലാണ് കെട്ടിടത്തിലെ മൊത്തം നിക്ഷേപം ആസൂത്രണം ചെയ്തിരിക്കുന്നത്. കെട്ടിടത്തിന്റെ മൊത്തം നിക്ഷേപത്തിന്റെ ഏതാണ്ട് 75 ശതമാനവും പുനരുപയോഗത്തിന് സാധ്യമാകുന്നതാണ്. നിലവിലെ കമ്പോള നിരക്കുകൾ പ്രകാരം പൂർണ്ണമായും ഫർണിഷ് ചെയ്ത കെട്ടിടം വാടകയ്ക്ക് എടുക്കുമ്പോൾ ഏഴു വർഷങ്ങളിൽ ഉണ്ടാകുന്ന ശരാശരി വാർഷിക മെയ്റ്റനൻസ് ചെലവായ 151.20 ലക്ഷം രൂപയുമായി താരതമ്യം ചെയ്യുമ്പോൾ ഏഴ് വർഷങ്ങൾക്ക് ശേഷം തിരിച്ചു പിടിക്കാനാകാത്ത 25 ശതമാനം ഇനങ്ങളുടെ വിലയായ 92.26 ലക്ഷം രൂപ പരിധിക്കുള്ളിലാണ്.</p> <p>കെ-ഡിസ്ക് പ്രവർത്തിക്കുന്ന ഈ കെട്ടിടം എനർജി മാനേജ്മെന്റ് സെൻറർ ഏർപ്പെടുത്തിയ കേരള സ്റ്റേറ്റ് എനർജി കൺസർവേഷൻ അവാർഡ് 2022 ന് അർഹമായിയിട്ടുണ്ട്.</p>
(എഫ്)	<p>പ്രസ്തുത പ്രവൃത്തി ഏത് അക്രഡിറ്റഡ് ഏജൻസിക്കാണ് നൽകിയതെന്നും എത്ര രൂപയുടെ പ്രവൃത്തിയാണ് ഇപ്രകാരം നൽകിയതെന്നും ഏത് ചട്ടപ്രകാരമാണ് ടെൻഡർ കൂടാതെ പ്രസ്തുത പ്രവൃത്തി അക്രഡിറ്റഡ് ഏജൻസിക്ക് നൽകിയതെന്നും വ്യക്തമാക്കുമോ;</p>	(എഫ്) <p>ഇന്റീരിയർ വർക്കുകൾ ഉൾപ്പെടെയുള്ള നിർമ്മാണ പ്രവർത്തികളാണ് യു.എൽ.സി.സി.എസ്സിന് നൽകിയത്. ഉത്തരവിന്റെ വിശദാംശങ്ങളും തെരെഞ്ഞെടുപ്പ് പ്രക്രിയയും ഉത്തരം (ബി) യിൽ വ്യക്തമാക്കിയിട്ടുണ്ട്. ഇന്റീരിയർ വർക്കുകൾക്കായി നൽകിയിട്ടുള്ള മൊത്തം തുക 30,37,722/- രൂപയാണ്.</p>
(ജി)	<p>പ്രസ്തുത പ്രവൃത്തിക്കായി നാളിതുവരെ എത്ര തുക റിലീസ് ചെയ്തു നൽകിയിട്ടുണ്ടെന്നും പ്രവൃത്തി പൂർത്തീകരിച്ചിട്ടുണ്ടോയെന്നും എന്നത്തേക്ക് പൂർത്തീകരിക്കണമെന്നാണ് വർക്ക് ഓർഡറിൽ നിർദ്ദേശിച്ചിട്ടുള്ളതെന്നും വ്യക്തമാക്കാമോ; പ്രസ്തുത പ്രവൃത്തിയുമായി ബന്ധപ്പെട്ട ഉത്തരവുകളുടെ പകർപ്പ് ലഭ്യമാക്കുമോ?</p>	(ജി) <p>യു.എൽ. സി. സി.സൊസൈറ്റി ലിമിറ്റഡിന് നാളിതുവരെ ₹1,59,14,523.01 രൂപ റിലീസ് ചെയ്തു നൽകിയിട്ടുണ്ട്. വർക്ക് ഓർഡർ പ്രകാരം യു.എൽ.സി.സി.എസ് 2022 മെയ് 20 ഓടെ നവീകരണം പണികൾ പൂർത്തിയാക്കേണ്ടതാണ്. നിലവിൽ M/s യു.എൽ.സി.സി.എസ് മേൽപ്പറഞ്ഞ പണികൾ പൂർത്തിയാക്കിക്കഴിഞ്ഞു. വർക്ക് ഓർഡറുകളുടെ പകർപ്പുകൾ അനുബന്ധം (4) ൽ ചേർത്തിരിക്കുന്നു.</p>

സെക്ഷൻ ഓഫീസർ



കേരളം KERALA

CY 706484

LEASE AGREEMENT

This Agreement is made on the 23rd November 2021 at Thiruvananthapuram BY AND BETWEEN M/s **BaseIndia Consultants Private Limited** (PAN: AACCB1050E) a company incorporated under the Indian Companies Act 1956, having its registered office at India Tower, T.C.44/914(3) (Old T.C.16/458(9), Edapazhinji Junction, Vazhuthacaud, Thiruvananthapuram 695 014, herein represented by its Managing Director, **Mrs. M.S. Seena**, W/o Mr. M. Thajudeen residing at Apartment No. 2A, Windbrook Place, Althara Square, Vellayambalam, Sasthamangalam, Thiruvananthapuram - 695 010 (hereinafter referred to as the **Lessor**) which expression, shall mean and include her heirs, executors, administrators, legal representatives and assigns on the **ONE PART**

AND

The Executive Vice Chairperson, Kerala Development and Innovation Strategic Council (KDISC), 3rd Floor, India Heights, Vazhuthacaud, Thiruvananthapuram - 695014, (hereinafter referred to as the **Lessee**) on the **OTHER PART**.

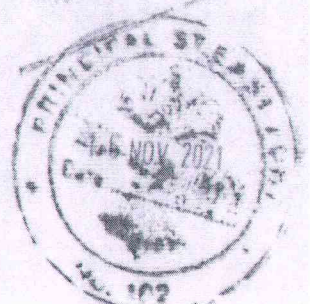
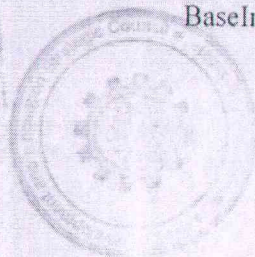
The Executive Vice Chairperson
KDISC

On behalf of Lessee

Dr. K.M. Abraham CFA
Executive Vice Chairperson
Kerala Development & Innovation
Strategic Council (K - DISC)
Thiruvananthapuram - 14

Managing Director

BaseIndia Consultants Private Limited
On behalf of Lessor



NO. 6732
23.11.2021

125-1001
BASEINDIA
CONSULTANTS PVT LTD.

STAMP VENDOR
SASTHAMANGALAM

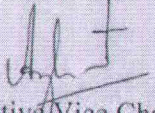


കേരളം KERALA

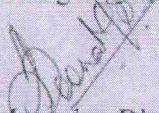
CY 706485

WHEREAS

- A. The lessor is the absolute owner and is in peaceful possession and enjoyment of the entire property bearing T.C. Nos. - 26/851(1) to (7) situated in Survey no. 1004/4 and 1004/4-1 of Thycaud Village Thiruvananthapuram — 695 014 which is more fully described in the scheduled given hereunder (hereinafter referred to as 'Scheduled Property')
- B. The Lessee approached the Lessor and requested the Lessor for grant on lease of the aforesaid "Schedule property" approximately having 13000 Square Feet bearing TC No. 26/851-1 to 7 ie. 26/851-1 was allotted for Basement Floor, which is currently used for vehicle parking, TC Nos. 26/851-2,3,4,5&6 were allotted for floors First to Fifth and TC No. 26/851-7 was allotted for roofed terrace area, which is currently using as pantry and the Lessor agreed to let out the same to the Lessee subject to the terms and conditions herein agreed to by and between the parties;
- C. The parties decided to reduce the terms and conditions in writing as under:


The Executive Vice Chairperson
KDISC
On behalf of Lessee

Dr. K.M. Abraham CFA
Executive Vice Chairperson
Kerala Development & Innovation
Strategic Council (K - DISC)
Thiruvananthapuram - 14

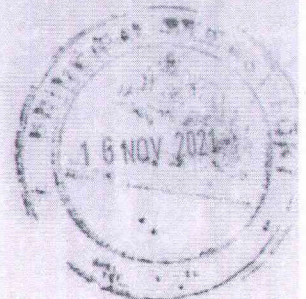

Managing Director
BaseIndia Consultants Private Limited
On behalf of Lessor

NO 6783
23-11-2021

BASEINDIA
CONSULTANTS PVT LTD

21-10-21


Managing Director
BASEINDIA CONSULTANTS PVT LTD

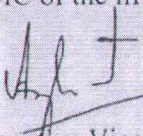


1. DURATION

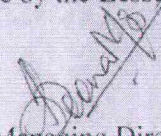
- 1.1 This lease shall commence from **1st day of August 2021.**
- 1.2 The period of lease will be for a period of SEVEN YEARS with an option to renew this lease for further periods as mutually agreed between the parties.
- 1.3 The lease may be terminated by the Lessor after giving 30 days (thirty days) notice only if there is a non-payment of rent for two consecutive months or default in adherence to the terms and conditions of the agreement.
- 1.4 If the Lessee is desirous of terminating the lease agreement at any time before the expiry of the term of this lease, Lessee may terminate so without assigning any reason thereof by giving 30 days' notice in writing to the Lessor.
- 1.5 The Lessee shall permit the Lessor or its representatives to enter upon and inspect the Scheduled Property and the interior of the property during all reasonable hours on any weekday giving advance intimation of 24 hours.
- 1.6 The Lessor shall permit the Lessee to peacefully and quietly hold possession and enjoy the use of the Scheduled Property during the term of this agreement without any interruption or disturbance by the Lessor or any person claiming through or under or in trust for the Lessor.
- 1.7 The Lessor shall ensure that the Lessee at the time of during its occupation shall give the Lessee uninterrupted right to use and access to the common areas such as stair case, lift of the building and other facilities in the Scheduled Property.

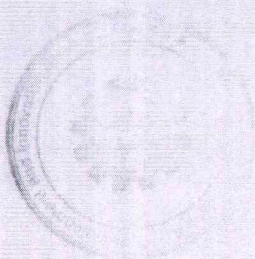
2. RENT & UTILITIES

- 2.1 The Lessee shall pay a monthly rent of **Rs. 4,00,000/- (Rupees Four Lakhs Only)**, payable by the **Fifth** of every month through RTGS/NEFT to the Current account of the Lessor bearing **Account No. 32677745991** maintained in State Bank of India, Althara Branch, Thiruvananthapuram, Kerala, India.
- 2.2 The Lessee should also pay **GST at applicable rates** over and above the rent payable.
- 2.3 The Lessee shall bear and pay the electricity, water, telephone and other utility bills. The AMC of the lift relating to the period of occupation shall be borne by the Lessee.


The Executive Vice Chairperson
KDISC

On behalf of Lessee **K.M. Abraham CFA**
Executive Vice Chairperson
Kerala Development & Innovation
Strategic Council (K - DISC)
Thiruvananthapuram - 14


Managing Director
BaseIndia Consultants Private Limited
On behalf of Lessor



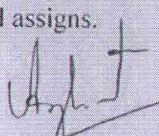
- 2.4 The Lessee shall deduct TDS (Tax Deduction at Source) as applicable from time to time from the monthly rent payable to the Lessor as per law.
- 2.5 If there is any delay in payment of rent for more than 30 days the Lessee has to pay interest at the rate of 15% per annum for the period of delayed days.
- 2.6 The Rent will be enhanced 05% by 1st August 2023 and thereafter the increase of rent will be at the rate of 05% of the last paid rent once in every 2(two) years.
- 2.7 The payment of rent shall commence from the 1st day of August 2021.
- 2.8 The premises is fixed with a 200 KWA transformer and a lift along with the connected cabling and switching up to the floor level distribution panel exclusively for the use of the Lessee. The insurance on the building, transformer shall be borne by the Lessor.

3. SECURITY DEPOSIT

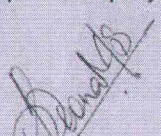
- 3.1 The Lessee shall pay a refundable, non-interest security deposit amounting to Rs. 10,00,000/- (Rupees Ten Lakhs only). The Lessor hereby accepting the receipt of the same to the account of the Lessor with State Bank of India, Althara Branch, Thiruvananthapuram by way of RTGS.
- Receipt of Rs. 5,00,000/- already paid as per proceedings No:150/2020/KDISC dated 25.03.2021
 - Receipt of Rs. 5,00,000/- after the execution of the lease agreement.
- 3.2 The Lessor shall adjust the rent from the deposit, during the notice period for vacating the premises and the balance security deposit shall be refunded by the Lessor, without interest, within 30 days from the date of termination of this lease, and on delivering back vacant possession of the Scheduled Property to the Lessor, after deducting all amounts due, towards arrears of rent, electricity, water, telephone, and other bills, and the cost of damage if any to the Scheduled Property. If the deposit is not refunded within 30 days from the date of vacating the premises, interest at the rate of 15% percent per annum shall be paid by the Lessor for the balance security deposit outstanding after adjusting all dues detailed above.

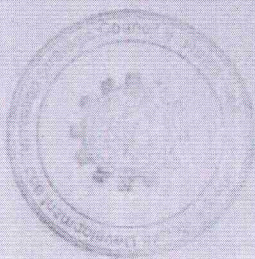
4. LEASE FOR USE

- 4.1 The Lessee shall use the Scheduled Property exclusively for office/commercial purposes, training center and for research work and will also include any joint ventures, subsidiary or holding or parent company, sister concern, either partnership or company successors and assigns.


The Executive Vice Chairperson
KDISC
On behalf of Lessee

Dr. K.M. Abraham CFA
Executive Vice Chairperson
Kerala Development & Innovation
Strategic Council (K - DISC)
Thiruvananthapuram - 14


Managing Director
BaseIndia Consultants Private Limited
On behalf of Lessor



9. ELECTRICITY AND WATER

- 9.1 The Lessee undertakes to bear and pay electricity, water and other utility bill etc. as and when the bills are received, and within the due date relating to the period of the Lessee's occupancy of the Scheduled Property.
- 9.2 The Lessee should obtain Power Allocation based on the power requirement if any additional power is required. The Lessor will submit any papers required for additional power allocation. If KSEB charges any additional bill on power factor based on excess use over and above the allocated power, the Lessee has to bear the same.

10. SUB-LETTING

The Lessee shall not sub-let or use the Scheduled Property for any other purpose, or to any other person or company or partnership, either fully or part except to entities mentioned in clause 4.1 of this agreement.

11. SIGN BOARD

The Lessee may display its name board or an advertisement board at the rooftop, without making any damage to the composite paneling (which should be aesthetically pleasing) and signboards in the Scheduled Property that is visible from the road at its own discretion.

12. DELIVERY BACK OF POSSESSION

On termination of the lease, the Lessee shall deliver back the possession of the Scheduled Property to the Lessor in the same good condition as it was at the time of lease, subject to normal wear tear and act of God and the Lessor shall refund to the Lessee, the security deposit received from the Lessee as set out in clause 3 above.

13. NOTICES

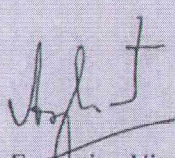
All notices and other communications under this agreement must be in writing, and must be mailed by registered or certified mail or any other form of communication at the following address:

To Lessor

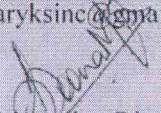
Base India Consultants Pvt. Ltd.
India Tower, Edappazhinji,
Vazhuthacaud P.O., Trivandrum-695014.
Tel: + 91 471 2335933/44/55, Email: thaju@tanda.in

To Lessee

Executive Vice Chairperson
Kerala Development and Innovation strategic Council (KDISC)
3rd Floor, India Heights, Vazhuthacaud, Trivandrum – 685014
Tel: + 91 471 2772500., E-mail: secretaryksinc@gmail.com


The Executive Vice Chairperson
KDISC
On behalf of Lessee

Dr. K.M. Abraham CFA
Executive Vice Chairperson
Kerala Development & Innovation
Strategic Council (K - DISC)
Thiruvananthapuram - 14


Managing Director
BaseIndia Consultants Private Limited
On behalf of Lessor



4.2 The Lessor shall provide Lessee with car parking and two-wheeler parking facility in the basement and inside the compound wall of the Scheduled Property exclusively free of cost.

4.3 The Lessee shall be entitled to install and use telephones and other equipment(s) in the scheduled property as may be convenient to the Lessee but the Lessee alone shall be responsible for all the charges there of.

5. MAINTENANCE

5.1 The Lessee at its own cost shall make all day to day repairs, fuses, leakages, replacement of glass panels, lift and such other minor repairs. However, the exterior painting, all major structural repairs such as seepage on the walls, cracks in the structure, replacement of hidden sanitary pipes, damage to the structure due to acts of God etc., pertaining to the facilities provided to the Lessee in the Scheduled Property, as and when so notified by the Lessee to the Lessor etc. shall be undertaken by the Lessor at their own cost and expenses.

5.2 The Lessor shall disclose to the Lessee any material defect in the Scheduled property with reference to its intended use of which the Lessor is and the Lessee is not aware of.

6. SECURITY AND INSURANCE

It is the sole responsibility of the Lessee to have necessary security for the safety and protection of the equipment of Lessee.

7. ADDITIONS & ALTERATIONS

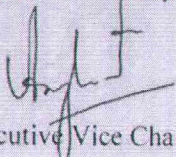
7.1 The Lessee shall not carry out any permanent structural additions or alterations to the Scheduled Property without the prior written confirmation of the Lessor. However the Lessee is permitted to carry out partition/work stations/false ceiling/ducting etc in the Scheduled Property. At the time of vacating the Scheduled Property the Lessee shall ensure that the Scheduled Property is in good condition as it was, when rented.

7.2 The Lessee shall be allowed to put signage as and where required on the building and on rooftop. All signage rights shall be free of cost.

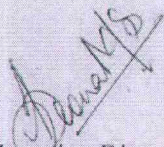
8. TAXES

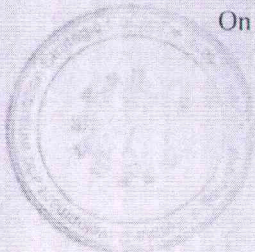
8.1 The Lessor shall bear and pay the Corporation and other taxes and levies in respect of the Scheduled Property to the concerned authorities.

8.2 All other taxes including GST on rentals as applicable from time to time for the monthly rent shall be borne by the Lessee.


The Executive Vice Chairperson
KDISC

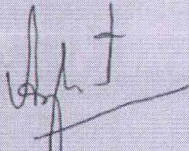
On behalf of Lessee **Dr. K.M. Abraham CFA**
Executive Vice Chairperson
Kerala Development & Innovation
Strategic Council (K - DISC)
Thiruvananthapuram - 14


Managing Director
BaseIndia Consultants Private Limited
On behalf of Lessor



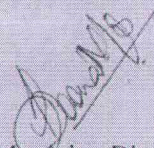
SCHEDULE OF PROPERTY LEASED

All that piece and parcel of land including compound wall and the multistoried building constructed on T.C No. -26/851(1) to (7) situated in Survey No. 1004-4 and 1004-4(1) of Thycaud Village, Thiruvananthapuram-695014 ie. 26/851-1 was allotted for Basement Floor, which is currently used for vehicle parking, TC Nos. 26/851-2,3,4,5&6 were allotted for floors First to Fifth and TC No. 26/851-7 was allotted for roofed terrace area, which is currently using as pantry with toilets, fixtures and fittings and one number OTIS Elevator and a Transformer including well and total area admeasuring approximately 13000 sq.ft. as built up area.

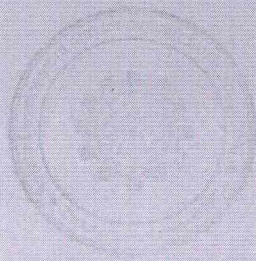


The Executive Vice Chairperson
KDISC
On behalf of Lessee

Dr. K.M. Abraham CFA
Executive Vice Chairperson
Kerala Development & Innovation
Strategic Council (K - DISC)
Thiruvananthapuram - 14



Managing Director
BaseIndia Consultants Private Limited
On behalf of Lessor

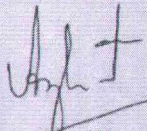


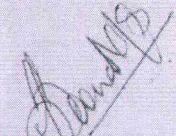
14. GENERAL

14.1 This agreement is subject to the jurisdiction of an appropriate court at Thiruvananthapuram.

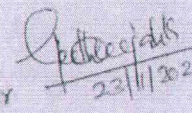
14.2 Any dispute or difference which may arise at any time hereafter between the parties hereto regarding the construction of this agreement or regarding the rights and liabilities of either of the parties hereto shall be referred to and settled by Arbitration by three Arbitrators, one to be appointed by each party and the third to be appointed by the two Arbitrators. Such Arbitration shall be held at Thiruvananthapuram in accordance with the provisions of Arbitration and Conciliation Act 1966.

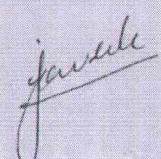
IN WITNESS WHERE OF the parties above mentioned have executed this agreement in duplicate in presence of the witnesses attesting hereunder on the day and year first above mentioned.


 Dr. K.M. Abraham CFA
 Executive Vice Chairperson
 The Executive Vice Chairperson
 KDISC
 On behalf of Lessee
 Strategic Council (K - DISC)
 Thiruvananthapuram - 14

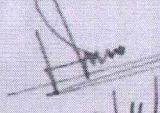

 Managing Director
 BaseIndia Consultants Private Limited
 On behalf of Lessor

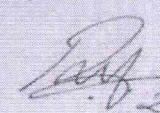
In the presence of

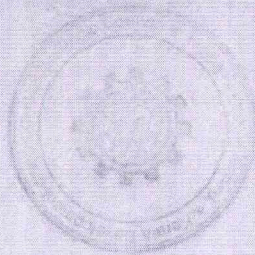
1. Greetanjali K. 
 Section Officer 23/11/2021

2. Jassela TP
 To Finance Officer 

In the presence of


 Karishma Kumal. M.
 23/11/2021


 Rajash R.K.
 23/11/2021





GOVERNMENT OF KERALA

Abstract

Execution of Public works through Government Accredited Agencies - Guidelines for selection and procedures for execution – Consolidated orders issued.

FINANCE (INDUSTRIES & PUBLIC WORKS - B) DEPARTMENT

G.O.(P) No.67/2021/Fin.

Dated, Thiruvananthapuram, 28.04.2021

- Read :-
1. G.O.(P) No. 408/2007/Fin dated 07/09/2007
 2. G.O.(P) No. 107/2016/Fin dated 27/07/2016
 3. G.O.(P) No. 95/2017/Fin dated 25/07/2017
 4. G.O.(P) No. 77/2019/Fin dated 04/07/2019
 5. G.O.(P) No. 161/2019/Fin dated 25/11/2019

ORDER

It has come to the notice of the Government that there are many Government Orders and Circulars regarding Accreditation, Selection and Execution of Public works in the State. Having examined the matter in detail, Government are pleased to issue consolidated guidelines incorporating the relevant provisions of all existing Government Orders and Circulars, in order to avoid ambiguity.

2. This Government Order will supersede all earlier Government Orders issued on the subject except Government Order read as 2nd paper above issued on criteria & guidelines for empaneling of Accredited agencies and Government Orders on list of Accredited Agencies, which will be revised from time to time, and will have immediate effect.

3. For proper execution of public works, the following definitions are quoted:-

3.1 Project Management Consultant (PMC) : The scope of work for the Project Management Consultant includes detailed investigation, preparation of design, drawings and detailed estimate, issue of technical sanction as per delegation, invitation of tender, evaluation of tenders, execution of agreement, supervision, measurement and check measurement , preparation and scrutiny of contract bills, ensuring performance of work during the defect liability period, etc. The agencies accredited as PMC shall execute the works through Contractors selected through a transparent bidding process with intimation to client department.

3.2 Non Project Management Consultant (Non PMC) : Type of Agencies which have capability to execute works directly using their own in house infrastructure facilities, man power and or cost effective techniques, etc. like Government Accredited Registered Labour Contract Cooperative Societies, Kerala State Nirmithi Kendra, District Nirmithi Kendras, COSTFORD and HABITAT.

3.3 Governmental Accredited Agencies: Type of Agencies, the majority share of ownership in such agencies are held by Government of India / Government of Kerala / PSUs under Central or State Government.

3.4 Non Governmental Accredited Agencies: This type of Agencies include Registered Labour Contract Cooperative Societies and Non Governmental Charitable Organizations registered under Government of Kerala which are accredited by Finance Department.

4. The details of types of public works are listed under Annexure. Accreditation will be granted for taking up of works listed as per this Annexure.

Accreditation process:

4.1 Accreditation is necessary for taking up the public works in the State by Government departments and PSUs under Government of India & Government of Kerala beyond their designated sphere of activity / their respective area of operations as defined in the Bylaw.

4.2 Accreditation for taking up public works will be considered for Governmental Agencies and Non Governmental Agencies as defined above only.

4.3 Accreditation will be issued by the Selection Committee constituted by the Additional Chief Secretary (Finance), based on evaluation of applications submitted within the prescribed time and will be valid for the period specified therein.

5. When to go in for Accredited Agency:

5.1 Under normal circumstances, the public work may be executed through the designated Engineering Department or PSU since the establishment cost of the same is met by the Government or PSU concerned and there are no additional financial commitment on account of PMC charges.

5.2 However, if there are circumstances warranting the services of Accredited Agencies like specialized nature of work, time limits fixed by the funding agency, heavy work load of the designated agency, etc. the Administrative Department may seek the services of a competent Accredited agency for the work.

6. Selection of Accredited Agency :

6.1 For all PMC and Non PMC cases, selection shall be done among the qualified Accredited agencies through a fair and transparent bidding process according to the type of work, technical requirement, PMC charges, etc only. The Administrative Department shall clearly specify whether the work is entrusted as a **PMC** for execution through the Contractors selected through transparent bidding process or as **Non PMC** for direct execution by the Agency.

7. PMC Charges :

7.1 The maximum admissible PMC / Centage Charges on the estimated value or value of work done, whichever is lower, shall not exceed the upper limit as per the details given below:

- I. For all works costing Rs. 5 Crores and above @5% subject to a minimum of Rs. 30 Lakhs.
- ii. For all works costing below Rs. 5 Crores and upto Rs. 3 Crores @6% subject to a minimum of Rs. 21 lakhs.
- lii. For all works costing below Rs. 3 Crores and upto Rs. 1 Crore @7% subject to a minimum of Rs. 8 Lakhs.
- iv. For all works costing below Rs. 1 Crore @8%.

7.2 However, in the case of works being executed directly by the accredited agencies without any bidding process, a recovery @0.50% of the estimated value or value of work done, whichever is lower, shall be effected from the Project Management Consultancy (PMC) charges for avoiding the bidding process.

7.3 In the case of entrusting part of assignments envisaged in the scope of Project Management Consultancy works, the split up of maximum consultancy charges payable shall be regulated as per the details given below:

Sl. No.	Particulars of split up	PMC @7%	PMC @6%	PMC @5%
1.	Investigation, planning, design, preparation of drawings, detailed estimates and DPR.	@2.00% subject to a minimum of Rs. 2.00 lakhs	@1.50% subject to a minimum of Rs. 6.00 lakhs	@1.50% subject to a minimum of Rs. 7.50 lakhs
2.	Preparation of tender documents, issue of tender notification including advertisement charges, evaluation of tenders, award of work and execution of contract.	@0.50% subject to a minimum of Rs. 0.50 lakhs	@0.50% subject to a minimum of Rs. 1.50 lakhs	@0.50% subject to a minimum of Rs. 2.50 lakhs
3.	Supervision, Quality Control, Measurement, Check measurement, preparation and passing of contract bills.	@4.50% subject to a minimum of Rs. 5.50 lakhs	@4.00% subject to a minimum of Rs. 13.50 lakhs	@3.00% subject to a minimum of Rs. 20 lakhs

Note: Splitting up of the PMC charges @8% in respect of works costing less than Rs.1 Crores is not admissible. Such works shall be entrusted with full scope of work envisaged for the PMC works only.

8. Investigation, Planning, Design & Preparation of estimates:

8.1 Detailed investigation, design of structures and preparation of drawings are to be done before preparation of detailed estimates. The designs done through private firms shall be proof checked by competent Government agency and approved by the competent Design Wing / TS authority.

8.2 Detailed estimates shall be prepared in PRICE Software based on CPWD / MoRTH / MoRD specifications & Data, as the case may be, and prevailing DSR with applicable cost index.

8.3 The contractors profit is not admissible in the estimate rate in case the work is entrusted as a Non PMC for direct execution by the Accredited Agency.

8.4 In case any work is entrusted to any Non PMC agency for direct execution and the agency is not a Government agency, Technical sanction shall be issued by a competent Government authority, measurement & check measurement shall be done by Engineers appointed by Client department. In such cases, PMC charges payable to Non PMC agencies shall be reduced by 10% of eligible charges prescribed vide para 7.3 above.

However, no reduction in PMC charges shall be effected in the case of public works executed through the Governmental PMC Accredited Agencies for the joint check measurement by the client engineer (as client engineer is proposed in the interest of client department).

9. Technical Sanction:

9.1 Technical Sanction (TS) for public works except cost effective building works undertaken by Non Governmental Agencies (NGOs) shall be issued by the competent authority of concerned Engineering Department, if available.

9.2 The Chief Engineer of Accredited Governmental Agencies shall have powers to issue Technical Sanction for public works costing up to Rs.5 Crores.

9.3 In case, if the client department is not having the adequate technical personnel competent to issue Technical Sanction (for Non Governmental Agencies) or if the cost of works costs more than Rs. 5 Crores (for Governmental Agencies), Technical Sanction shall be issued by the Government Technical Sanction Committee chaired by the Secretary of Administrative Department and comprising two serving Engineers not below the rank of Executive Engineer from Government Departments/Government PSU and Chief Engineer / General Manager of the Accredited agency as Convenor. (The above stipulation can be relaxed to the extent that in case of non availability of two serving engineers , one serving engineer can be substituted with retired engineer not below the rank of Executive Engineer).

9.4 For Departments that do not have Engineering Wing, services of retired Engineers of concerned discipline could be engaged for helping the Government Technical Sanction Committee in scrutinizing the estimate and liasoning with the Accredited agency. The remuneration to be paid for such Engineers shall be @ Rs. 35,000/- for each work or 0.10% of the Project cost, whichever is lower.

9.5 For Cost effective works, Technical Sanction shall be issued by the committee chaired by head of client department and comprising of two serving / retired engineers not below the rank of Executive Engineer and competent authority of the Accredited Agency. However, such agencies shall ensure that the construction works are completed using the cost effective techniques as per the original proposal only.

10. Call of tenders and tender acceptance :

10.1 In cases, where the work is entrusted to an Accredited agency as PMC, once the Technical Sanction is accorded by competent authority, the PMC shall tender the works on item rate through e-tender portal of Government with wide news paper publicity as per Government norms.

10.2 The PMC, after having negotiations with the LI to explore the possibility of reducing the high quoted items, as per rules is authorised to approve the tender of lowest bidder(L1) up to the least of

(i) estimated PAC or

(ii) LMR

10.3 The PMC can approve the tender of lowest bidder (L1) within DSR +10% tolerance limit or LMR, whichever is lower after obtaining prior approval of Government Secretary of Client Administrative Department. Sanction of Government shall be obtained for allowing tender excess or approval of contract PAC in excess of estimated PAC with justifications based on comparison of quoted amount with respect to the estimate amounts based on prevailing DSR and PWD local market rates.

11. Execution of agreement:

11.1 The work order to the selected contractor shall be issued by the Accredited agency. A tripartite Agreement should be executed between the Client Department, PMC and Contractor specifying the roles, duties and obligations of each party and the terms of payment for the work.

12. Supervision, Measurement, Check measurement, Preparation and Passing of Contract Bills:

12.1 Selected PMC shall ensure that the relevant stipulations in Kerala PWD Manual 2012 for supervision, measurement, check measurement, preparation and passing of contract bills, etc. in respect of public works are complied scrupulously.

12.2 While entrusting the works to Accredited Non Governmental Agencies, adequate number of competent Engineers shall be appointed by the client department for supervision, measurement and joint check measurement of works in the following order of preference:

(i) Serving Engineer of Engineering Department not below the rank of Assistant Executive Engineer /equivalent cadre of Government Departments, for works costing up to Rs. 250 lakhs and Executive Engineer/ equivalent cadre of Government Departments for above Rs. 250 lakhs only shall be eligible for performing check measurement.

(ii) Serving Engineer of PSU not below the rank of Assistant Executive Engineer/equivalent cadre of Government PSU, for works costing up to Rs. 250 lakhs and Executive Engineer / equivalent cadre of Government PSU for above Rs. 250 lakhs only shall be eligible for performing check measurement.

(iii) Retired Engineer of Central or State Engineering Departments / PSUs not below the rank of Assistant Executive Engineer/equivalent cadre of Government Departments /PSU for works costing up to Rs. 250 lakhs and Executive Engineer of Government Departments /equivalent cadre of Government Departments /Government PSU for above Rs. 250 lakhs shall be eligible for performing check measurement.

13. Payments to the Contractor / Release of PMC charges:

13.1 All payments to the Contractor shall be released directly by the client department based on the recommendation of PMC.

13.2 If the Accredited agency is executing the works directly as Non PMC, payments for the work executed shall be released directly to the accredited agency based on the recommendations of the competent Engineer appointed by Client Department.

13.3 If the Accredited agency is permitted to execute the works directly (Non PMC), advance payments up to @20% value of work may be released(as advance payment). which should be adjusted in the subsequent part bills on pro-rata basis.

13.4 The PMC / Centage charges shall be released directly to the Accredited Agencies. @50% of the PMC charges may be paid at the time of issue of Technical Sanction and

the balance in two installments; (first installment after completion of 50% value of work and second installment after payment of final contracts bill of the subject work).

14 General

14.1 Execution of Public works:

All Accredited agencies executing the public works (PMC & Non PMC) shall follow provisions of KPWD / CPWD Manual, relevant Government Orders and Circulars in letter and spirit for the projects undertaken .

All procurement of goods, if any, shall be complying with the provisions in Kerala Stores Purchase Manual.

14.2 Sub letting of work:

The Accredited agency shall not sublet the work or part of the work to another Accredited agency as a Contractor/PMC. However, for specialized works like soil investigation requiring physical infrastructure may be exempted from the above condition with prior approval of Client Department.

14.3 Defect Liability Period :

The minimum defect liability period of all types of Public works entrusted to the Accredited agencies i.e. Civil, Electrical, Mechanical and Electronics works, will be regulated as per the stipulations in Government Order read as 5th paper above.

14.4 Inspection Authority and Submission of reports to CTE:

- The Chief Technical Examiner, Finance (Inspection Wing – Technical) Department, Government Secretariat, Thiruvananthapuram shall be the designated authority to conduct inspections, inquiry and offer advise on all technical and contractual matters pertaining to the Public works entrusted to the Accredited agencies.

- Government Accredited agencies shall submit the pre- measurements of prescribed items of work to the Chief Technical Examiner through the designated check measuring official within the stipulated time as per rules in force.

- In the case of Non Governmental Accredited Agencies, reporting to Chief Technical Examiner shall be done through the competent Engineer appointed by the client department, as per prevailing rules.

- All Heads of Accredited agencies shall submit the Quarterly progress report of public works costing more than Rs. 5 Crores to the Chief Technical Examiner, Finance (Inspection Wing – Technical) Department, Bank Employees Union Buildings, Pulimoodu, Thiruvananthapuram – 695001, within 10th of subsequent month, through Email id: cte.fin@kerala.gov.in positively.

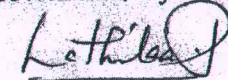
(By Order of the Governor)

RAJESH KUMAR SINGH IAS
Additional Chief Secretary (FINANCE)

To

The Accountant General (A&E) Kerala, Thiruvananthapuram
The Accountant General (Audit-II) Kerala, Thiruvananthapuram
All Heads of Departments and Offices
The Secretary to Governor
All Departments of Secretariat
All Private Secretaries to Ministers
Private Secretary to Chief Minister
Private Secretary to the Leader of Opposition
All Secretaries to Government
The Registrar, High Court of Kerala
The Secretary, Kerala Human Rights Commission, Thiruvananthapuram
The Election Commissioner, State Election Commission, Thiruvananthapuram
The Registrar, University of Kerala/Cochin/Kozhikode/Kottayam
All Chief Engineers, PWD/LSGD/WRD/HED
The Nodal Officer, www.finance.kerala.gov.in
Stock file/Office Copy (E-1546317)

Forwarded/By Order



Section Officer

ANNEXURE

Types of Public works

1. Building works : Civil, Structural, Electrification works, HVAC, Communications, Water supply and Sanitary arrangements, Fire protection and Security system, etc. necessary for construction, repair and maintenance of all types of buildings.

2. Road works: Construction, maintenance and improvement of all types of Roads including culverts, construction and maintenance of drainage, cross drainage, side protection and road furniture works.

3. Bridge works: Construction, maintenance and improvement of all types of Bridges with RCC, Steel and its combination including Fly Overs and RoBs.

4. General Civil works: Construction, repair and maintenance of different types of structures and infrastructure works which include Buildings, Roads, Culverts, Interior furnishing, Landscaping, etc and allied works.

5. Power Plants: Construction and/or maintenance of Hydro Electric Power Projects, Thermal Power Plants, Wind Power plants, Solar Power Plants, Power Sub Stations, etc. including connected Civil, Mechanical, Electrical and Electronic works.

6. Irrigation related works: Infrastructure works intended to increase the agricultural productivity like Construction / maintenance of Dams, Weirs, RCBs, Barrage, VCBs, Canals, Ponds, intake structures, etc.

7. Industrial Land Development works: Construction and maintenance of Internal roads, Bridges/culverts, Water supply and Sanitary lines, Effluent Treatment Plant, Power Sub Stations, Warehousing, Testing facilities, etc. for development of Industries including Information Technologies.

8. Agricultural land Development works: Soil and Water conservation works necessary for improving the agricultural productivity of soil like Construction / maintenance of Soil protection works, Thodus, Ponds, Bunds, Installation and maintenance of Agricultural machinery, etc.

9. Electro Mechanical works: Construction / maintenance of public works with dominating part having Electrical or Mechanical works like Power Generating Plants, Power Sub Stations, Heavy industrial structures, Plant & Equipment, HVAC, Building Automation, Communication, Fire fighting works, etc.

10. Steel works: Fabrication, Erection and maintenance of all types of steel structures like Transmission Towers, Steel bridges, Power plants, Plant & Equipment, etc.

11. Water supply and Sewage works: Construction, commissioning and maintenance of water supply systems like Ordinary and Deep Wells, Intake, Pipe lines, Water Tanks, Water and Sewage Treatment Plants, etc.

12. Sports Infrastructure Development works: Construction and maintenance of sports infrastructure works like Play grounds, Synthetic Track, Indoor and Outdoor Stadiums, etc.

13. Marine works: Construction and maintenance of Fishing harbours, Ports, Break waters, Wharf, Jetties, etc.

14. Information Technology works: Design, Development, Implementation and Management of Software applications, Installation and Commissioning of Computer Hardware, Internet, Networking and related work.

15. Cost Effective works: Construction and / or maintenance of buildings using cost effective techniques and locally available materials conforming to the prescribed standards. The cost of construction of such works should be less than the estimated cost of construction in conventional mode based on prevailing DSR.



GOVERNMENT OF KERALA

Abstract

Finance Department – Selection and Accreditation of Agencies for execution of Public Works – Renewal and New Accreditation – Orders issued

FINANCE (INDUSTRIES & PUBLIC WORKS - B) DEPARTMENT

G.O.(P) No. 77/2019/Fin.

Dated, Thiruvananthapuram, 04.07.2019

- Read :-
- 1) G.O (P) No. 408/2007/Fin dated 07.09.2007
 - 2) G.O (P) No. 311/2014/Fin dated 30.07.2014
 - 3) G.O (Ms) No. 423/2014/Fin dated 26.09.2014
 - 4) G.O (P) No. 339/2015/Fin dated 07.08.2015
 - 5) G.O (P) No. 453/2015/Fin dated 09.10.2015
 - 6) G.O (P) No. 106/2016/Fin dated 27.07.2016
 - 7) G.O (P) No. 107/2016/Fin dated 27.07.2016
 - 8) G.O.(P) No. 191/2016/Fin dated 28.12.2016
 - 9) G.O (P) No. 18/2017/Fin dated 09.02.2017
 - 10) G.O (Rt) No. 4723/2017/Fin dated 07.06.2017
 - 11) G.O.(P) No. 95/2017/Fin dated 25.07.2017
 - 12) G.O.(P) No. 122/2017/Fin dated 18.09.2017
 - 13) G.O.(P) No. 142/2017/Fin dated 09.11.2017
 - 14) G.O.(Ms) No. 01/2018/Co-op dated 09.01.2018
 - 15) G.O.(P) No. 29/2018/Fin dated 28.02.2018
 - 16) G.O.(P) No. 52/2018/Fin dated 29.03.2018
 - 17) G.O.(P) No. 116/2018/Fin dated 26.07.2018
 - 18) G.O.(P) No. 118/2018/Fin dated 03.08.2018

ORDER

As per Government order read as 1st paper above, Government have issued general guidelines for the execution of Public Works through various accredited agencies other than PWD. As per Government Order read as 2nd paper above, the guidelines were revised. Government, accredited various agencies to execute the Public Works as per the Orders read as 4th to 6th papers above.

2) The existing guidelines for selection of Accredited Agencies were modified as per Government Order read as 7th paper above and as per Government Orders read as 8th to 9th papers above, certain modifications were ordered. As per Government Orders read as 16th above, the period of accreditation of the agencies were extended up to 24.07.2019. Vide Notification No. I&PW-B2/142/2018 dated 26.05.2018, proposals were called for renewal and fresh accreditation prescribing a cut off date as 30.06.2018. The applications received were evaluated.

3) Government are pleased to issue the list of Accredited Agencies as shown in the **Annexure** to this Government Order and for proper execution of public works, the following definitions are quoted:-

- a) Building works – Civil, Structural, Electrification works, HVAC, Communications, plumbing, sanitary, water supply, fire protection & security system etc necessary for all types of buildings involving construction, alteration, extension, restoration, repair and demolition and any other items of work required for the successful completion of the work.
- b) Road works – Maintenance, upgradation and improvement of existing roads and construction of new roads including land development and protection works, soil stabilization & strengthening works, non- bituminous and bituminous layer works, shoulder works, foot-path works, drain and cross drainage works, tunnel works, road safety works etc.
- c) Bridge works – RCC & Steel bridges or combinations structures built over water body, Fly overs, Rail Over Bridges, etc. having passage way for carrying traffic or other moving loads.
- d) Cost effective works – Construction and/or maintenance works using alternate technology adopting cost effective techniques & usage of local materials conforming to relevant standards without compromising quality and durability (The overall cost shall be lesser than conventional works specified in SoR).

- e) Irrigation related works – Any infrastructure which is intended to improve the agriculture productivity of the state such as Construction and/or maintenance water conservation structures like Dams, weirs, VCBs, barrage, RCB, Ponds etc, intake structures, Canals and any other structure intended for irrigation purpose.
- f) Industrial Land Development works – Development works for industrial Internal roads & bridge/culverts, water supply works which include intake, pipe line, Effluent treatment works which include pipe line works and ETP, Power generation works, warehousing- & test facilities etc.
- g) Agricultural Land Development works – Soil and water Conservation works for improving the agricultural productivity such as construction/improvements to bunds, thodu, installation and maintenance of agricultural machinery, etc.
- h) Electro-Mechanical works – All constructions having dominating content of Electrical and Mechanical works such as Hydro Electrical Project, Power plants, Power Transmissions, Heavy Industrial Structures & Tunnels, Plants & equipment, HVAC, Communications, Building Automation & Fire Systems etc.
- i) Steel works – Construction, Fabrication, Machining, installation and Repair & Maintenance of Steel and other Metallic works such as Transmission towers, steel structures & bridges, Plant & Equipment, Power Plants, etc.
- j) Water Supply & Sewage works – Construction, Repair & Maintenance related to water supply systems including ordinary wells, deep wells, intakes, pipe lines, RCC/Steel water tanks, water treatment systems, sewage & drainage, disposal etc, and related electrical & mechanical works. Installation and commissioning of Water Treatment Plants and Sewage treatment Plants, etc.
- k) Marine structures – Construction, Repair & Maintenance of break water, ports, wharf, jetties, etc including related civil and mechanical works.

l) IT works – Design, development, implementation and management of software applications & installation of computer hardware, internet, networking and related works.

m) PMC – Project Management Consultant

n) Non PMC – Non Project Management Consultant – Work may be entrusted to Non PMC for execution. However, the supervision and check measurement shall be done by the concerned Department/Competent Authorized person.

4) Accreditation will be for a period of two years from the date of this Order and the accreditation shall be renewed only after review on the performance of Accredited Agencies.

5) All PMC agencies shall be responsible for ensuring compliance regarding technical adequacy, soundness of design, reasonableness of rates, adequacy of provision and structural stability.

6) In the case of PMC Accredited Agencies, Technical Sanction for works costing less than Rupees Five Crore should be accorded by the concerned Accredited Agencies.

7) In the case of Accredited Non Governmental Agencies, Technical Sanction for public works costing less than Rupees Five Crore (except cost effective building works) shall be issued by the Competent Authority of concerned Engineering Department. In case, if the client department is not having the adequate technical personnel competent to issue Technical Sanction, the concerned Engineering Departments such as Public Works Department / Irrigation / Local Self Government Department / Harbour Engineering Department or the Committee cited in the next para chaired by the Secretary of the Department could be entrusted with the responsibility of issuing Technical Sanction depending upon the nature of work.

8) For works costing more than Rupees Five Crore, Technical Sanction for all Accredited Agencies (Government & Non Government) should be given by the Technical Sanction Committee chaired by the concerned Secretary and two serving Government Engineers not below the rank of Executive Engineer and an Engineer from the Accredited Agency. For Departments that do not have Engineering Wings, retired engineers could be engaged for helping the Committee chaired by the Secretary/ Head of Department in scrutinizing the estimates and liaising with the Accredited Agency.

9) For Cost Effective Works, Accredited Agencies authorized to undertake such work could issue Technical Sanction themselves. If the work involves cost effective technology, the procuring Administrative Department in each case can decide whether the Accredited Agency can issue Technical Sanction.

10) The bills submitted by Accredited Agencies should be prepared and cleared in terms of conditions issued vide Government Order read as 18th paper above for payment of advance, payment directly to contractor and payment of Centage Charges only to the Accredited Agency in case of PMC works etc.

11) Government Order read as 8th and 9th papers above stands canceled.

12) All other conditions stipulated in the previous Government orders on accreditation will continue to be in force.

13) This Government order will come into force with immediate effect.

**By Order of the Governor,
MANOJ JOSHI IAS
Additional Chief Secretary (Finance)**

To

The Principal Accountant General (A&E) Kerala, Thiruvananthapuram
The Principal Accountant General (G&SSA) Kerala, Thiruvananthapuram
The Accountant General (E&RSA) Kerala, Thiruvananthapuram
The Principal Accountant General (Audit) Kerala, Thiruvananthapuram
All Heads of Departments and Offices
The Secretary to Governor
All Departments of Secretariat
All Private Secretaries to Ministers
Private Secretary to Chief Minister
Private Secretary to the Leader of Opposition
All Secretaries to Government
The Registrar, High Court of Kerala
The Secretary, Kerala Human Rights Commission, Thiruvananthapuram
The Election Commissioner, State Election Commission, Thiruvananthapuram
The Registrar, University of Kerala/Cochin/Kozhikode/Kottayam
The Nodal Officer, www.finance.kerala.gov.in
Stock file/Office Copy (E-832231)

Forwarded/By Order

#ayloni

Section Officer

Annexure

List of Accredited Governmental Agencies

Sl. No	Name of Agency	Maximum Value of Single Works (Rs. in Crore)	Maximum work in hand at a time (Rs. in Crore)	Area of Accreditation
1	Artisans Development Co-operative Ltd (ARTCO)	1	5	Interior works
2	District Nirmithi Kendra, Idukki	3	10	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC. Also General Civil Construction Works as PMC.
3*	District Nirmithi Kendra, Pathanamthitta	4.5	15	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC
4	District Nirmithi Kendra, Alappuzha	4.5	15	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC and General Civil Construction Works as PMC
5	District Nirmithi Kendra, Kollam	4.5	15	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC
6	District Nirmithi Kendra, Kannur	4.5	15	General Civil Construction Works as PMC
7	District Nirmithi Kendra, Kozhikkode	4.5	15	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC and General Civil Construction Works as PMC

8	District Nirmithi Kendra, Kottayam	4.5	15	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC
9	District Nirmithi Kendra, Thrissur	4.5	15	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC
10	District Nirmithi Kendra, Malappuram	4.5	15	Cost effective works without bidding process within the District of their sphere of activity as Non-PMC
11	District Nirmithi Kendra, Thiruvananthapuram	4.5	15	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC
12	District Nirmithi Kendra, Kasargode	5	50	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC
13	Kerala State Industrial Enterprises Ltd (KSIE)	5	50	General Civil Construction Works as PMC.
14	Kerala Agro Industries Corporation Ltd (KAICO)	5	50	Industrial building works as PMC
15	Small Industries Development Corporation (SIDCO)	5	50	General Civil Construction Works of Government Departments other than PWD as PMC.
16	Kerala State Electronics Development Corporation Ltd (KELTRON)	5	50	Non-PMC works for IT/IT enabled services, traffic signaling system, high/medium mast lights. Procurement of computer systems shall be as per GO issued by Finance Department.

17	Kerala Artisans Development Corporation Ltd (KADCO)	5	50	Interior furnishing works, modernization works of labs, educational institutional works as Non-PMC
18	United Electrical Industries Ltd (UEIL)	5	50	Electrical works as PMC
19	FACT-RCF Building Products Ltd (FRBL)	5	50	Specialized works using glass fibre gypsum board works as PMC
20	District Nirmithi Kendra, Palakkad	9	30	Cost effective works without bidding process within the district of their sphere of activity as Non-PMC and General Civil Construction Works as PMC
21	Hindustan Prefab Ltd (HPL)	25	150	Building Works as PMC
22	HLL Lifecare Ltd	25	150	Building Works and General Civil Construction Works as PMC
23	Forest Industries Travancore Ltd (FIT)	25	150	General Civil Construction Works of Government Departments other than PWD as PMC.
24	Kerala Land Development Corporation Ltd (KLDC)	25	150	General Civil Construction Works and Land Development works as PMC
25	Kerala Irrigation Infrastructure Development Corporation Ltd (KIIDC)	25	150	Irrigation related works as PMC
26	District Nirmithi Kendra, Wayanad	25	150	Cost effective works without bidding process within the District of their sphere of activity as Non-PMC and General Civil Construction Works as PMC

27	Kerala Police and Housing Construction Corporation Ltd (KPHCC)	25	225	Building works of all Departments as PMC
28	Kerala State Nirmithi Kendra (KESNIK)	45	340	General Civil Construction Works as PMC
29	Infrastructure Kerala Ltd (INKEL)	45	340	General Civil Construction Works as PMC
30	Kerala State Coastal Area Development Corporation (KSCADC)	50	250	Building works in Fisheries Sector and coastal areas
31	Kerala State Construction Corporation Ltd (KSCC Ltd)	50	340	General Civil Construction Works as PMC
32	Kerala State Housing Board (KSHB)	50	400	Building works
33	Kerala Electrical & Allied Engineering Ltd (KEL)	50	450	Electro-Mechanical works and General Civil Construction Works as PMC
34	Steel Industries Kerala Ltd (SILK)	50	450	Steel Structures, Electro Mechanical works and Civil works which are part of the contract works where design and fabrication of steel structures is involved as PMC
35	KITCO Ltd	60	750	General Civil Construction Works as PMC
36	HLL Infra Tech Services Ltd (HITES)	60	750	General Civil Construction Works as PMC. But in the case of construction of Kollam Medical College, the service work of HITES be Non-PMC

അനുബന്ധം 3

ഇന്റീരിയർ വർക്കുകളുടെ വിശദാംശങ്ങൾ

സിവിൽ പണികൾ - ₹49,14,423.61/-

ഇന്റീരിയർ പണികൾ - ₹ 74,19,589.66

ഫർണിച്ചർ പണികൾ - ₹ 25,25,188.08

ഇലക്ട്രിക്കൽ പണികൾ- ₹ 28,59,053.14

ഇ എൽ വി പണികൾ - ₹ 1,25,20,086.44

എച്ച് വി എ സി പണികൾ - ₹ 36,83,434.55

പി എച്ച് ഇ പണികൾ - ₹ 29,82,940.94

മൊത്തത്തുക - ₹ 3,69,04,716.42

(പുതുക്കിയ ജി എസ് ടിയും സെന്റേജും ഉൾപ്പെടെ)

ഓഫീസ് ക്രമീകരണത്തിനായി ചെലവഴിച്ച തുകയുടെ വിശദാംശം ചുവടെ ചേർക്കുന്നു

സിവിൽ പണികൾ - ₹11,13,904.66

ഇന്റീരിയർ പണികൾ - ₹30,37,721.87

ഫർണിച്ചർ പണികൾ - ₹21,20,738.30

ഇ എൽ വി പണികൾ - ₹25,37,656.34

എച്ച് വി എ സി പണികൾ - ₹19,87,776.39

പി എച്ച് ഇ പണികൾ - ₹6,10,275.44

മൊത്തത്തുക (1) - ₹ 1,14,08,073.01

ഇനിയുള്ള ബില്ലുകളിൽ ക്രമീകരിക്കുന്നതിന് ബാക്കിയുള്ള സ്വരക്കൂട്ടൽ അഡ്വാൻസ്

(2) ₹45,06,450.00

യു എൽ സി സി സൊസൈറ്റി ലിമിറ്റഡിന് നാളിതുവരെ നൽകിയ ആകെ തുക

(1) + (2) - **₹1,59,14,523.01** (പുതുക്കിയ ജി എസ് ടിയും സെന്റേജും ഉൾപ്പെടെ)

37	Bharath Sanchar Nigam Ltd (BSNL)	60	450	General Civil Construction Works as PMC
38	WAPCOS	60	750	General Civil Construction Works as PMC
39	Kerala State Electricity Board Ltd (KSEB)	75	750	General Civil Construction Works as PMC
List of Accredited Non Governmental Agencies				
40	Thiruvananthapuram Agri Horticultural Development Co-operative Society Ltd (TAHDCOS)	1	5	Landscaping related works
41	Pinarayi Industrial Co-operative Society Ltd (PICOS)	2	10	General Civil Construction works within the District of their sphere of activity as PMC.
42	Centre for Science and Technology for Rural Development (COSTFORD)	25	60	General Civil Construction Works as PMC. In the case of Cost effective works, that can be executed without bidding process as Non-PMC
43	Habitat	25	250	General Civil Construction Works as PMC. In the case of low cost or cost effective works, works can be executed without bidding process as Non-PMC
44	Thrissur District Labour Contract Co-operative Society (TDLCCS)	40	200	General Civil Construction Works without bidding process as Non-PMC
45	Uralungal Labour Contract Co-operative Society Ltd (ULCCS Ltd)	150	800	General Civil Construction Works without bidding process as Non-PMC



KERALA-DEVELOPMENT AND INNOVATION STRATEGIC COUNCIL

4th Floor, India Heights Building
Govt. Women's College Road
Vazhuthacaud, Thycaud P O
Thiruvananthapuram-695014.
Phone: 0471-2334472, 2332920
Mail : kdisc.kerala.gov.in

No.284/2021/KDISC

Dated: 19.01.2022

From

Member Secretary

To

The Chairman
Uralungal Labour Contract Co-operative Society Ltd. No: 10957
P.O. Madappally College, Vatakara,
Kozhikode, Kerala -673102

Sub:- Refurbishment works at K-DISC office building, Vazhuthacaud, Kerala – work awarded – orders issued

- Ref:- 1) Your detailed estimate submitted vide letter no: ULCCS-TVM/ENGG/KDISC/2021-22/1911 dated 08/10/2021 for an amount of Rs.3,31,55,489 /-
- 2) TS No. 1/2021 dated 27/10/2021 issued by Technical Sanction Committee
- 3) Your Revised Centage Quote
- 4) Revised estimate of Furniture submitted to TS committee during the meetings held on 20th December 2021 and 22nd December 2021
- 5) Abstract sheet approved by the TS Committee against the Meetings held on 22nd December 2021
- 6) Minutes of TS Committee meeting held on 22nd December 2021

An estimate of Rs.3,31,55,489 /- (Rupees Three Crore Thirty One Lakhs Fifty Five Thousand Four Hundred and Eighty Nine Only) which is inclusive of applicable centage charges @ 6.50%, GST @ 12% on work done and GST @ 18% on centage charge; has been submitted by M/s Uralungal Labour Contract Co-operative Society Ltd (ULCCS Ltd.) for the renovation of K-DISC office building. The estimate has been verified and accepted by the Technical Committee and the committee has issued Technical Sanction on the estimate of M/s Uralungal Labour Contract Co-operative Society Ltd. ULCCS Ltd further quoted on centage charges @ 6.45%. Based upon the detailed analysis of Furniture works, chairs which do not fall under the furniture works are to be independently procured as per store purchase rules.

In the above circumstances work order is hereby issued for executing the renovation works of K-DISC

office building with an outlay of Rs. 3,25,49,248.00 (Rupees Three Crore Twenty Five Lakhs Forty Nine Thousand Two Hundred and Forty Eight Only) as per attached Annexure A which is inclusive of centage charges @ 6.45%, GST @ 12% on work done and GST @ 18% on centage charge subjected to following terms and conditions and technical sanction.

Terms and conditions

1. K-DISC and M/s ULCCS Ltd shall execute contract agreement in the prescribed format, in Rs.200/- Kerala stamp paper otherwise the payment of these works are liable to be withheld until the agreement is executed.
2. M/s Uralungal Labour Contract Co-operative Society Ltd (ULCCS Ltd.) shall execute the work against the work order.
3. M/s ULCCS Ltd. Will complete the whole work **within 4 months** failing which suitable fine will be imposed as per rules.
4. M/s ULCCS Ltd. will provide defect liability provisions as per rules with an observation period as per GO. 161/2019/Fin dated 25.11.19 against quality of materials and workmanship after completion of entire project.
5. The 20% of estimated amount will be released as advance on receipt of technical sanction and execution of Contract agreement in the prescribed format by M/s ULCCS Ltd and K-DISC. This advance will be adjusted in the subsequent part bills on pro-rata basis by M/s ULCCS Ltd. Balance payment will be released on submission of bills and as per government directions prevailing at the time of payment.
6. 2.5% of estimated amount will be kept as performance guarantee which will be released only after completion of Defect Liability Period as per GO 161/2019/Fin dated 25.11.19
7. The total amount deducted as Retention amount from Running Account bills shall be 2.5% of the bill amount subject to a maximum of 2.5% of the total value of the contract. This amount will be released after the completion of defect liability period, without any interest. However this amount will be released on completion of the work and after the final payment, on request by the contractor upon producing bank guarantee for an equivalent amount to cover the defects liability period from the date of completion
8. Provision of further expansion should be incorporated for future modifications, if any.
9. It shall be responsibility of M/s ULCCS to bring all the equipment and tools required for the completion and commissioning of the work as per the work order issued by K-DISC. No transportation/other charges would be paid by K-DISC for this purpose.
10. M/s ULCCS shall be the system integrator and responsible for end to end implementation, completion and commissioning of the work.

All terms and conditions as per Kerala PWD Manual shall be applicable.

Yours sincerely

Ummikrishnan PV

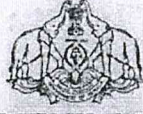
Member Secretary

Annexure A

DESCRIPTION		AMOUNT (INR)
CIVIL WORKS	:	36,38,468.50
INTERIOR WORKS	:	59,06,799.29
FURNITURE WORKS	:	20,10,324.00
ELECTRICAL WORKS	:	19,91,872.00
ELV WORKS	:	83,57,965.00
HVAC WORKS	:	29,32,414.00
PHE WORKS	:	23,74,745.00
TOTAL Basic Value		272,12,587.79

Add Centage charge @ 6.45%	17,55,211.91
Add applicable GST@ 12% On Works part	32,65,510.53
Add applicable GST on Centage Charges @ 18%	3,15,938.14
TOTAL inclusive of Centage, GST	325,49,248.38

(Rupees Three Crores Twenty Five Lacs Forty Nine Thousand Two Hundred and Forty Eight Only)



GOVERNMENT OF KERALA

Abstract

Renovation of office building of Kerala Development and Innovation Strategic Council (K-DISC) - Sanction accorded - Orders Issued.

Planning & Economic Affairs (Development & Innovation) Department

G.O.(Rt)No.2/2022/PLG&EA (DVPMT & INNOVATION)

Dated, Thiruvananthapuram, 17/01/2022

Read 1 GO (P) No.26/2017/ P&EA dated 30.12.2017

2 GO (MS) No: 08/2021/PLG&EA dated 24.02.2021

3 GO (Rt) No.5/2021/PLG & EA (Innovation) dated 16/09/2021

4 Proceedings of the Member Secretary No: 284/2021/KDISC dated 24.10.2021

5 MoM of TS Committee dated 22/12/2021, 20/12/2021, 27/10/2021, 11/10/2021 and TS No: 1/2021 dated 27/10/2021

6 Proceedings of the Member Secretary No: 286/2021/KDISC dated 23.12.2021

ORDER

As per the Government Order read as 1st paper above, Government have established the Kerala Development and Innovation Strategic Council (K-DISC) which was given the mandate for promoting innovation in the state. Given the radically enhanced role that KDISC was envisaged to take up in the context of the Kerala budget 2021-22. K-DISC was registered as a society under the Travancore Cochin Literary, Scientific and Charitable Societies Act, 1955, vide the Government Order read as 2nd paper above. The Kerala budget 2021-22 also proposed on a journey to take Kerala to the knowledge economy which included undertaking of a massive skilling programme for providing the employment to the educated, organising programmes of innovation in educational institutions, MSMEs, Local Government Institutions and the Government Departments, undertaking radical transformation of the Higher Education Sector and initiating the programme of digital transformation of the Kerala Economy. Accordingly, the activities of K-DISC has been widened from a plan provision of Rs.25 Cr.

in 2020-21 to Rs. 395 Cr. for the financial year 2021-22. Administrative Sanction was issued vide Government order read as 3rd paper above for the Plans and Schemes of K-DISC with an outlay of 395Cr.

2. As per the GO read as 3rd paper above, the K-DISC Executive Committee has accorded sanction for undertaking K-DISC office refurbishment works. An amount of Rs.900 lakhs is sanctioned under the head "Miscellaneous", out of which an amount of Rs.475 lakhs is sanctioned against "Building, Furniture and fittings" under the Head of Account 3451-00-092-92-34-03 Other items (P)(V).

3. The present occupied office of K-DISC at India Heights building is a private leased building having a total area of 15,974 Sq. ft. The number of floors occupied by KDISC team in the building used to be two. Due to its enhanced operations, other floors too are being used to accommodate the additional manpower for the enhanced functions. This has necessitated the need for refurbishing the office space of K-DISC related to Civil, Interior, Furniture, Electrical, ELV, PHE and HVAC works.

4. M/s Uralungal Labour Contract Co-operative Society (ULCCS) Ltd. an accredited agency has submitted an estimate amounting to Rs. 331.56 lakhs for the refurbishment works at K-DISC office. As per the Proceedings read as 4th Paper above, the Member Secretary, K-DISC issued orders sanctioning building works to M/s ULCCS Ltd. subject to the issue of Technical Sanction by the Technical Committee. A Technical Committee was also constituted.

5. As per the Minutes of Technical Sanction (TS) Committee read as 5th paper above, K-DISC has taken necessary steps for issue of Technical Sanction over the estimate submitted by M/s ULCCS Ltd. The TS committee has also ensured full compliance of the scrutiny remarks of the Chief Technical Examiner(CTE) on the detailed estimate circulated to the CTE in issuing the Technical Sanction order.

6. As per the Proceedings read as 6th paper above, the Member Secretary, K-DISC issued order for the implementation of 48V DC Solar Photo Voltaic System at K-DISC office as a part of its Local Innovation Programme. K-DISC is in the process of signing an MoU with C-DAC-T for Design, Deployment and Commissioning of 48V DC Solar Photo Voltaic System at K-DISC office.

7. Now, K-DISC has requested permission to issue work order for building refurbishment works to M/s ULCCS Ltd. and also to undertake suitable arrangements to effect site supervision, measurement system, integration and related activities.

8. Government have examined the matter in detail and are pleased to accord sanction to K-DISC for the following:-

1. Issue work order to M/s Uralungal Labour Contract Cooperative

Society (ULCCS) Ltd. for an estimated budget amounting to Rs.3,25,49,248 /- (Rupees Three Crore Twenty Five Lakh Forty Nine Thousand Two Hundred and Forty Eight only)

2. CMD-PMU to supervise the work.
3. CMD-PMU to ensure that the building refurbishment works will be completed by 20th May 2022 through M/s ULCCS Ltd and the 48V DC Solar Photo Voltaic System Project by 15th September 2022 through C-DAC Ltd.

(By order of the Governor)

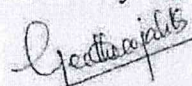
K M Abraham

Ex-officio Secretary

To:

1. The Members of the Executive Committee of K-DISC
2. The Additional Chief Secretary, Finance Department
3. The Additional Chief Secretary, Planning and Economic Affairs Department
4. Finance (Inspn Tech Dept) [vide File No. Insp Tech-1/351/2021-FIN (1941078)].
5. The Executive Vice Chairperson, K-DISC, Thiruvananthapuram.
6. The Member Secretary, K-DISC, Thiruvananthapuram.
7. The Principal Accountant General (A&E), Kerala, Thiruvananthapuram
8. The Accountant General (Audit), Kerala, Thiruvananthapuram
9. The Director, Centre for Management Development, Trivandrum
10. The Chairman, ULCCS Ltd.
11. The Director, C-DAC Ltd.
12. I&PR (Web and New Media) Department (for publishing in website)
13. Stock File/ Office copy

Forwarded /By order


Section Officer

Copy to:

1. The Private Secretary to the Chief Minister
2. The Private Secretary to the Minister for Finance



**PROCEEDINGS OF THE MEMBER SECRETARY
KERALA-DEVELOPMENT AND INNOVATION STRATEGIC COUNCIL
(Present : Dr. P.V. Unnikrishnan)**

Sub:- KDISC- Renovation of office building - sanctioned- Orders issued.

KERALA-DEVELOPMENT AND INNOVATION STRATEGIC COUNCIL

No : 284/2021/KDISC

Thiruvananthapuram, Dated: 24.10.2021

Read:- GO (P) No.26/2017/ P&EA dated 30.12.2017
GO (MS) No: 08/2021/PLG&EA dated 24.02.2021
GO (Rt) No.5/2021/PLG & EA (Innovation) dated 16/09/2021
Proceedings (Member Secretary) No: 124/2021/KDISC dated 08.07.2021
GO (P) No. 77/2019/ Fin dated 04/07/2019
GO (P) No.67/2021/Fin dated 28.04.2021

ORDER

As per the Government Order read as 1st paper above, Government had restructured Kerala Development and Innovation Strategic Council (K-DISC) and was given the mandate of promoting innovation in the state. Given the radically enhanced role that KDISC is envisaged to take up in this context, the structure of K-DISC has been registered as a society under the Travancore Cochin Literary, Scientific and Charitable Societies Act, 1955, as per the GO, read as 2nd paper above. The Kerala budget 2021-22 proposed on a journey to take Kerala to the knowledge economy which included undertaking of massive skilling programme, organising programmes of innovation in educational institutions, MSMEs, Local Government Institutions and the Government Departments, undertaking radical transformation of the Higher Education Sector and initiating the programme of digital transformation of the Kerala Economy, entrusting K-DISC with the task. K-DISC has also been mandated for establishing a skill mission to impart training to educated youth. Accordingly, the activities of K-DISC has been widened from a plan provision of Rs.25 Cr. in 2020-21 to Rs. 395 Cr. for the financial year 2021-22.

In order to handle the enhanced activities of K-DISC, Program Management Units are being set-up. A Technical Resource Centre consisting of 144 persons is being formed to undertake the activities of Kerala Knowledge Economy Mission. A total of around 19 personnel from the Government Secretariat are also proposed to be deputed to K-DISC office for its operations.

As per the GO read as 3rd paper above, the K-DISC executive committee has provided sanction for undertaking K-DISC office refurbishment works. An amount of Rs.900 lakhs is sanctioned under the head "Miscellaneous", out of which an amount of Rs.475 lakhs is sanctioned against "Building, Furniture and fittings" under the Head of Account 3451-00-092-92-34-03 Other items (P).

At present K-DISC functions in a hired building. The number of floors occupied by KDISC team in

the building used to be two. Due to its enhanced operations, other floors too are being used to accommodate a larger number of officials being added on. This has necessitated the need for refurbishing the office space of K-DISC. As per the contract with the building owner the refurbishing responsibility needs to be undertaken by K-DISC with the consent of the owner. It is in this context that K-DISC has proposed to rework the entire built up area in India Heights as a sustainable work space complying to green protocol and energy conservation. Suitable provisions are considered for safe dismantling of systems in future for K-DISC with emphasis on plug and play function mode, and keeping minimum modifications in the permanent structure of the building.

As per the lease agreement terms and conditions, K-DISC has consulted the building owner to obtain written confirmation for carrying out refurbishment works in the office. Executive Director (Management Services) has already obtained written permission from the building owner for undertaking the refurbishment works in the building. Further, Executive Vice Chairman has also instructed the Executive Director (Management Services) to ensure that the office building space being modified shall be made available for K-DISC operations for a minimum period of 7 years.

A requirement committee including external experts was constituted vide Proceedings of Member secretary K-DISC read as 4th paper above, for finalising the requirements for renovation works of K-DISC office comprising the following members:

1. Member Secretary, K-DISC
2. Executive Director- Management Services, K-DISC
3. Sr. Finance officer / Jr. Finance officer, K-DISC
4. Shri. Shaji A, Consultant, K-DISC
5. Strategic Consultant, Emerging Technologies, K-DISC
6. Shri. Manu K D, Programme Executive, K-DISC
7. Shri. K. Premkumar, Scientist, ANERT
8. Shri Vijaya Das S J, Chief Project Examiner KIFFB
9. Shri Binu Kumar S J, Consultant, KITE

Based on the two meetings of the requirement committee held on 16th July 2021 and 10th September 2021, the requirements for the building were finalized with emphasis on complying with green protocol, minimum permanent structure modification, and safe dismantling of systems for K-DISC future application.

Indents were raised through the Engineers in the Program Management Team of K-DISC. The EVC had approved the indents for a total estimated amount of Rs.331.56 lakhs.

The option of engaging a reputed and accredited agency to execute the work was explored. It was found that ULCCS is a reputed agency which has undertaken similar kind of works for Government organisations like Legislative Assembly, KIIFB, KSFE, Dist. Panchayat Office, Trivandrum, Directorate of Public Instructions, RTO Thiruvananthapuram, SAMAGRA SHIKSHA KERALA, etc., among others. As per the GO read as 5th paper above, the Government of Kerala included M/s Uralungal Labour Co-operative Society (ULCCS) Ltd. as an accredited agency authorized to execute public works. Consultations were done with M/s ULCCS and they were asked to submit an estimate for undertaking the refurbishment works at K-DISC office. ULCCS expressed their interest to undertake the works and submitted a detailed estimate for the office building refurbishment works for an approximate amount of Rs.331.56 lakhs, with the following component-wise split up:

DESCRIPTION

AMOUNT (INR)

CIVIL WORKS	:	36,38,468.50
INTERIOR WORKS	:	59,06,799.29
FURNITURE WORKS	:	25,03,500.00
ELECTRICAL WORKS	:	19,91,872.00
ELV WORKS	:	83,57,964.00
HVAC WORKS	:	29,32,414.00
PHE WORKS	:	23,74,745.00

Total Value of Work without taxes **277,05,763**

(Rupees Two Crores Seventy Seven Lacs Five Thousand Seven Hundred and Sixty Three Only)

Centage charge @ 6.5%	18,00,874.58
Applicable GST@ 12% On Works part	33,24,691.53
Applicable GST on Centage Charges @18%	3,24,157.42
TOTAL inclusive of taxes	331,55,486.33

Approximated estimate amount for the work in INR **331.56 lakhs**

As per the Government Order read as 6th paper above, technical sanction needs to be obtained from competent authority for taking up such kinds of building works. Accordingly, a Technical Committee is constituted with the following members for issue of Technical Sanction for building refurbishment works:-

1. Shri. K. Sundaran, Rtd. Chief Engineer,
PWD (Chairman)
2. Shri. B. Pradeep, Rtd. Deputy Chief Engineer, KSEB
3. Shri. Lal Mohan V. , HOD, System Administration and Technical Support, C-DIT
4. Shri. R. Hari Kumar, Director, Energy Management
5. Shri. N. Krishnan, Strategic Consultant, K-DISC
6. Shri. A. Shaji, Consultant ,K-
DISC (Convener)

Shri. Abilash A. K. of the Programme Management Unit of the Planning, Competency Development and Innovation Systems Division of K-DISC will function as the assistant to the Convener.

The indents and proposal from ULCCS Ltd. shall be forwarded to the Technical Sanction Committee for examination. On receipt of the Technical Sanction, ULCCS Ltd shall be positioned as system integrator for executing Civil, Interior, Furniture, Electrical, ELV, PHE and HVAC works.

Member Secretary

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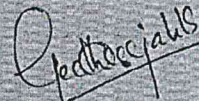
Executive Vice Chairperson, K-DISC

Executive Director (Management Services), K-DISC

Persons Concerned

Stock file/Office Copy

Forwarded / By Order


Section Officer



KERALA-DEVELOPMENT AND INNOVATION STRATEGIC COUNCIL

4th Floor, India Heights Building
Govt. Women's College Road
Vazhuthacaud, Thycaud P O
Thiruvananthapuram-695014.
Phone: 0471-2334472, 2332920
Mail : kdisc.kerala.gov.in

No.284/2021/KDISC

Dated: 26.04.2022

From

Member Secretary

To

The Chairman

Uralungal Labour Contract Co-operative Society Ltd. No: 10957

P.O. Madappally College, Vatakara,

Kozhikode, Kerala -673102

Sub:- Refurbishment works at K-DISC office building, Vazhuthacaud, Kerala
– Additional work awarded – orders issued

- Ref:- 1. K-DISC Work Order No.284/2021/KDISC dated 19th January 2022
2. Your detailed estimate submitted vide letter no: ULCCS/TVM/ENGG/K DISC/2021
- 22/2251 dated 07/03/2022 for an amount of Rs. 35,56,483 /-
3. Abstract sheet approved by the TS Committee against the Meeting held on 21st
March 2022
4. Minutes of TS Committee meeting held on 7th March 2022 and 21st March 2022
5. Proceedings No. 284/2021/KDISC dated 13.04.2022

M/s ULCCS was awarded with a work order read as 1st paper above, to execute the KDISC office building refurbishment works. During the course of work it has been identified that certain modification/ extra item works were required to be carried out for the smooth functioning of the office.

An estimate of Rs. 35,56,483/- (Rupees Thirty Five Lakhs Fifty Six Thousand Four Hundred and Eighty Three Only) which is inclusive of centage charges @ 6.45%, GST @ 12% on work done and GST @ 18% on centage charge; has been submitted by M/s Uralungal Labour Contract Co-operative Society Ltd (ULCCS Ltd.) for the additional works identified related to ELV- Firewall HA Implementation, Electrical – Lightning Protection and Earthing System, Civil - GI Structural Roof works

1. The estimate has been verified and accepted by the Technical Committee and the committee has issued Technical Sanction on the estimate of M/s Uralungal Labour Contract Co-operative Society Ltd. vide Minutes of TS Committee meeting held on 21st March 2022. The GI Structural Roof works are considered now in place of

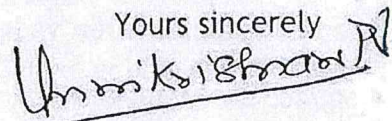
'Strengthening existing MS Roofing Structure' in the existing work order. Hence the items corresponding to 'Strengthening of existing MS Roofing Structure' amounting to Rs.9,63,824 in the existing work order (K-DISC Work Order No.284/2021/KDISC dated 19th January 2022) are not applicable and shall remain cancelled.

In the above circumstances work order is hereby issued for executing the additional works of K-DISC office building with an outlay of Rs. 35,56,483 (Rupees Thirty Five Lakhs Fifty Six Thousand Four Hundred and Eighty Three Only) as per attached Annexure A which is inclusive of centage charges @ 6.45%, GST @ 12% on work done and GST @ 18% on centage charge subjected to following terms and conditions and technical sanction.

Terms and conditions

1. K-DISC and M/s ULCCS Ltd shall execute supplementary agreement in the prescribed format, in Rs.200 /- Kerala stamp paper otherwise the payment of these works are liable to be withheld until the agreement is executed.
2. M/s Uralungal Labour Contract Co-operative Society Ltd(ULCCS Ltd.) shall execute the work against the work order.
3. M/s ULCCS Ltd. Will complete the whole work **within 2 months** failing which suitable fine will be imposed as per rules.
4. M/s ULCCS Ltd. will provide defect liability provisions as per rules with an observation period as per GO 161/2019/Fin dated 25.11.19 against quality of materials and workmanship after completion of entire project.
5. The 20% of estimated amount will be released as advance on receipt of technical sanction and execution of agreement in the prescribed format by M/s ULCCS Ltd and K-DISC. This advance will be adjusted in the subsequent part bills on pro-rata basis by M/s ULCCS Ltd. Payment will be released on submission of bills on pro-rata basis and as per government directions prevailing at the time of payment .
6. 2.5% of estimated amount will be kept as performance guarantee which will be released only after completion of Defect Liability Period as per GO 161/2019/Fin dated 25.11.19
7. The total amount deducted as Retention amount from Running Account bills shall be 2.5% of the bill amount subject to a maximum of 2.5% of the total value of the contract. This amount will be released after the completion of defect liability period, without any interest. However this amount will be released on completion of the work and after the final payment, on request by the contractor upon producing bank guarantee for an equivalent amount to cover the defects liability period from the date of completion
8. Provision of further expansion should be incorporated for future modifications, if any.
9. It shall be responsibility of M/s ULCCS to bring all the equipments and tools required for the completion and commissioning of the work as per the work order issued by K-DISC. No transportation/other charges would be paid by K-DISC for this purpose.
10. M/s ULCCS shall be the system integrator and responsible for end to end implementation, completion and commissioning of the work.
11. All terms and conditions as per Kerala PWD Manual shall be applicable

Yours sincerely



Member Secretary

Annexure A

Slno:	Description	Amount (Rs.)
1	ELV - Firewall HA Implementation Works	1925000
2	ELECTRICAL - Lightning Protection and Earthing Works	339988
3	CIVIL - GI Structural Roof Works	1291495
	GRAND TOTAL	3556483

(Rupees Thirty Five Lakhs Fifty Six Thousand Four Hundred and Eighty Three Only)

Note:-

Following are the details of GST,Centage, LS unforeseen item included in above amount

GST @ 12% on Work Part

Centage Charges @ 6.45%

GST on Centage charges @ 18%

LS unforeseen for ELV items : Rs.1064



**PROCEEDINGS OF THE MEMBER SECRETARY
KERALA-DEVELOPMENT AND INNOVATION STRATEGIC COUNCIL
(Present : Dr. P.V. Unnikrishnan)**

Sub:- KDISC-Renovation of office building-Additional work - sanctioned- Orders issued.

KERALA-DEVELOPMENT AND INNOVATION STRATEGIC COUNCIL

No : 284/2021/KDISC

Thiruvananthapuram, Dated: 13.04.2022

- Read:-
- 1) GO (Rt) No.5/2021/PLG & EA (Innovation) dated 16/09/2021
 - 2) Proceedings of the Member Secretary No: 284/2021/KDISC dated 24.10.2021
 - 3) MoM of TS Committee dated 22.12.2021, 20.12.2021, 27.10.2021, 11.10.2021 and TS No: 1/2021 dated 27.10.2021
 - 4) Proceedings of the Member Secretary No: 286/2021/KDISC dated 23.12.2021
 - 5) GO (Rt) No.2/2022/PLG & EA (DVPMT & INNOVATION) dated 17.01.2022
 - 6) Work Order No: 284/2021/KDISC dated 19.01.2022
 - 7) Summary & MoM of TS Committee dated 21.03.2022 and 07.03.2022

ORDER

As per the GO read as 1st paper above, the K-DISC executive committee has accorded sanction for undertaking K-DISC office refurbishment works. An amount of Rs.900 lakhs is sanctioned under the head "Miscellaneous", out of which an amount of Rs.475 lakhs is sanctioned against "Building, Furniture and fittings" under the Head of Account 3451-00-092-92-34-03 Other items (P)(V).

As per the proceedings read as 2nd paper above, the Member Secretary, K-DISC issued orders sanctioning building works to M/s ULCCS Ltd. subject to the issue of Technical Sanction by the Technical Committee. A Technical Committee was also constituted.

As per the Minutes of Technical Sanction (TS) Committee read as 3rd paper above, the TS Committee after having examined the estimate submitted by M/s ULCCS Ltd. in detail, issued Technical Sanction for the works. The TS Committee recommended to place a work order to M/s ULCCS Ltd. for an amount of Rs.3,25,49,248 /- for the execution of Civil, Interior, Furniture, Electrical, ELV, HVAC and PHE works of K-DISC office.

As per the Proceeding read as 4th paper above, the Member Secretary, K-DISC issued order for the implementation of 48 V DC Solar Photo Voltaic System at K-DISC office through CDAC as a part of its Local Innovation Programme. This R&D programme is being carried out at KDISC office to develop a Reference Model for technology showcasing so that other Government offices could follow the model and implement the new 48 V DC standard. CDAC R&D programme is presently in the Design and Development phase.

As per the GO read as 5th paper above, the Government accorded sanction to K-DISC for issuing work order to M/s Uralungal Labour Contract Cooperative Society (ULCCS) Ltd. for an estimated budget amounting to Rs.3,25,49,248 /- (Rupees Three Crore Twenty Five Lakh Forty Nine Thousand Two Hundred and Forty Eight only). Work order was issued to M/s ULCCS Ltd for an amount of Rs.3, 25, 49,248 /- read as 6th paper above. M/s ULCCS was entrusted as the system integrator for the execution of Civil, Interior, Furniture, Electrical, ELV, HVAC and PHE works of K-DISC office. An agreement was executed between K-DISC and ULCCS for the execution of office refurbishment works. The refurbishment works of M/s ULCCS Ltd. is presently under progress.

The 48 V DC Solar Photo Voltaic System innovative project and K-DISC building refurbishment works were undertaken in parallel at K-DISC office building for the smooth integration of the system. During the course of above mentioned works, it was identified with the requirement of carrying out certain modifications / extra item works for the smooth functioning of office along with effective integration of 48 V DC Solar Photo Voltaic System. The detailed estimate amounting to Rs.35,56,483/- was submitted by M/s ULCCS Ltd. for undertaking Firewall HA implementation (ELV), Lightning Arrestor and Earthing system (Electrical) and Roof top Structural Works (Civil). The Roof Top Structural Works were modification works required to be considered due to the use of new GI structure instead of strengthening the existing MS structure for the mounting of Solar Panel system.

The detailed estimate amounting to Rs.35,56,483/- was presented before the Technical Sanction (TS) Committee for detailed examination. The TS Committee verified and accepted the detailed estimate submitted by M/s ULCCS Ltd as per the Minutes of Technical Sanction (TS) Committee read as 7th paper above. The TS Committee recommended to place an additional work order to M/s ULCCS Ltd for an amount of Rs.35,56,483/-. The TS Committee also recommended to cancel the items corresponding to "Strengthening of existing MS Roofing Structure" in the existing work order amounting to Rs.9,63,824 /-. Net Increase in TS value approved was Rs.25,92,659 /-

The matter has been examined in detail and sanction is accorded for placing an additional work order to M/s Uralungal Labour Contract Cooperative Society (ULCCS) Ltd. for an amount of Rs.35,56,483/-(inclusive of GST,centage charges) as per below details.

i.	Firewall HA Implementation Works (ELV)	: Rs. 19,25,000.00	(A)
ii.	Lightning Protection & Earthing Works (Electrical):	Rs. 3,39,988.00	(B)
iii.	GI Structural Roofing Works (Civil)	: Rs. 12,91,495.00	(C)
iv.	Total Amount for placing Additional Work Order: Rs. 35,56,483.00		

(Rupees Thirty Five Lakhs Fifty Six Thousand Four Hundred and Eighty Three Only)

All the terms and conditions shall remain same as per the existing work order.

Sanction is also accorded for Cancellation of items corresponding to "Strengthening of existing MS Roofing Structure" for an amount of Rs.9,63,824 /- in the existing work order.

MEMBER SECRETARY

Copy to:

Executive Vice Chairperson, K-DISC

Executive Director (Management Services), K-DISC
Persons Concerned
Stock file/Office Copy

Member Secretary

Forwarded / By Order

A handwritten signature in dark ink, appearing to be 'J. M. J.', written over a horizontal line.

Section officer