

Agenda for 7th SLEC – LIFE Mission

Date : 26th April, 2018 at 5.30 pm

Venue : Conference Hall of Chief Secretary

Agenda 1

Confirmation of minutes

Copy of minutes held on (Fifth SLEC) 17th March, 2018 was approved and has been circulated to all members. (attached as annexure -4 and action taken report as annexure -5)

Point for decision

whether we may confirm the minutes.

Agenda 2

Progress of incomplete houses (for information)

Mission has completed 30100 houses out of 59073. Detailed report is enclosed as annexure-6.

Agenda 3

Arranging loan from HUDCO (for information)

As it is decided to avail loan to the tune of Rs. 4000 crore from HUDCO through KURDFC, a detailed loan proposal has been submitted to HUDCO. It is known from the officials of HUDCO that the same would be considered in the next board meeting of HUDCO after going through due procedures possibly May at New Delhi. The other formalities such as the execution of loan agreement, guarantee agreement etc in connection with the loan need to be completed before sanctioning the loan.

Finance department has approved the loan proposal. On the basis of the approval, LSG Department in Government has moved file for obtaining cabinet decision in the matter.

AGENDA. 4 Agenda for progress so far and future action in the case of the Pilot Flat complexes.

One of the key objectives of the LIFE Mission was to construct pilot Flat Complexes in each District to provide habitat and livelihood to those beneficiaries who do not have land for constructing houses selected as the individual beneficiaries in the project. The approach to the construction of flat complexes in the fourteen Districts as available from the projects documentation (meetings convened by the Minister in charge, Chief Secretary(SLEC) and Chief Minister (LIFE Mission) are summarized below for a perspective.

ACTION TAKEN SO FAR.

(1) Hon'ble Minister(LSGD) dated 30-3-2017. (Review)

- a) Construction of one flat complex each to be completed by 25th May, 2017 in all fourteen Districts.
- b) Pre fab construction technologies to be used in the construction.
- c) Construction agencies to be empanelled for the construction.
- d) Eminent construction companies listed in CREDAI and agencies like ULCCS, to be entrusted with preparation of DPRs, estimates, etc.
- e) 2014 DSR rates to be followed with additional amounts if required to be provided by the construction agency/CSR fund/contribution to be raised.

- f) A Technical Sanction Committee to be formed at the State level for issuing TS (details of the Committee also specified).
- g) It was also decided that that Committee shall issue the technical sanctions without any upper financial limit.
- h) The first phase of flat complexes shall be funded by Government.
- i) The flat complexes shall be constructed at G+ 3 levels only.
- j) District Collectors should identify the land (details spelt out).

2. Hon'ble Minister (LSGD) dated 26-4-2017. (Review)

- a) The architectural designs prepared by the LIFE Mission (5-6 Plots) should be made available to the concerned LSGIs for selection. LSGIs can by themselves or with external help design flat complexes.
- b) Flat complexes to be built at G+3 levels and construct 32/24 numbers in the first phase. Wherever the land value and the large number of beneficiaries justify the same, higher floor levels can be constructed. Individual flats to have a carpet area of 500 sq.ft. and plinth area not exceeding 600 sq.ft. Each flat to have two bed rooms, kitchen, latrine, common area and balcony.
- c) Wherever more than 25 flats are constructed, anganwadi, multi-purpose hall to be provided.

- d) The services of TRIDA, GCDA, KITCO to be used for preparing structural designs and the cost of the same can be treated as project expenditure.
- e) Government is proceeding with steps to empanel execution agencies. The LSGIs can through a financial quote select the construction agency from empanelled agencies. The Principal Secretary (Finance) informed that ULCCS, Habitat, COSTFORD as approved agencies and therefore they can be contracted directly. The terms and conditions thereof to be observed.
- f) As the TS committee constitution is delayed the present TS issuing process to be followed and the LSGD Chief Engineer to ensure that TS is available within seven days of application.
- g) The terms for releasing advances to the construction agencies to be ordered separately.

3. Hon'ble Chief Minister dated 5-4-2017. (Mission Meeting)

- (a) It was decided that before 25th May 2017 one flat complex shall commence construction and that the District Collectors from twelve Districts in 56 plots have identified 88.44 acres for flat construction and that 74.41 acres is suitable. Steps to take over the land are in progress. It was also decided to provide for lifts after assessing the financial implications of the same.

- (b) The number of floors required in flat complexes is to be decided after considering the demand for housing and the land cost of that LSGI. Construction of high rises requiring lifts can be taken up after examining the viability.
- (c) A minimum of 50 cents was decided as the minimum land requirement. Lands owned by other Departments except for purposes for education or industry may be transferred to LIFE Mission for construction.
- (d) As item 8 the meeting decided to select the contractors for constructing flat complexes through competitive e-tenders.
- (e) It was decided to hold an international workshop for the use of pre fab and pre manufacturing technologies.
- (f) In the first phase agencies like ULCCS, CREDAI, etc. to be called for a workshop and those having prescribed criteria to be empaneled for constructing flat complexes.
- (g) It was decided to use DSR 2014 as the schedule of rates for construction of flat complexes.
- (h) The composition of the TS Committee was again articulated in detail.

4. Hon'ble Minister (LSGD) dated 6-6-2017.(Review)

It is recorded that amongst the recommended execution agencies none except ULCCS have informed how many units they will sponsor from their

side. The meeting was informed that DSR 2016 has already been implemented and therefore the rates schedule will have to be revised accordingly. It was also decided to standardize the manufacturing entities. Following which CE LSGD issued the specifications for flat complexes.

5. Hon'ble Chief Secretary dated 26-7-2017. (SLEC)

(a) Regarding flat complexes, it was decided to conduct limited tender from the accredited agencies and entrust construction. It was specifically decided not to engage agencies like CREDAI who are not accredited. Quality of construction would be verified by a committee led by the Chief Engineer (LSGD) and a third party quality control mechanism would also be put in place. It was decided to consult the LSGIs to decide the number of floor to be constructed. Following which LSGIs took resolution and informed mission on floors to be conducted specifically.

6. Hon'ble Chief Minister dated 17-7-2017. (Mission Meeting)

Mission decided to award construction of flats to agencies empanelled for life mission by inviting a limited tender. No empanelment happened so far for LIFE Mission. In the same meeting it was decided to constitute a committee for standardization, fixing

unit cost of buildings, finance model, convergence etc. This committee later by a GO 37/2018 with effect from 19/04/2017 and was renamed as SLEC for life mission. This committee was to take care of all mandate that SLEC for life mission under planning department was taking care of so far.

7. Chief Secretary dated 2-9-2017. (SLEC)

(a) It is noted that the flat complexes constructions have not progressed.

At present Costford, Habitat, Nirmithi Kendra, ULCCS are the four construction agencies who are accredited. Amongst these ULCCS is prepared to take up this in four Districts and other in one each. The designs and estimates submitted by all agencies are different from one another;. This needs to be examined, design material specifications, and estimates need to be standardized. The Chief Secretary will issue an order to constitute a committee to do so. Based on the technical specifications for the Districts not having a construction agency, the LIFE State Mission will invite limited tender for selection.

(b) The rates established in that limited tender will be binding on the four accredited agencies willing to take up work and orders issued.

8. Hon'ble Minister (LSGD) dated 18-8-2017. (Review)

(a) Regarding flat complexes, it was decided that a limited tender will be conducted amongst Government accredited agencies and the construction entrusted.

9. Chief Secretary dated 3-11-2017. (SLEC)

(a) Flat complexes in seven Districts were decided to be open tendered under e-tender process.

(b) It is seen that entrusting Habitat, ULCCS, Housing Board, Bhavanam Foundation and KITCO had to prepare DPRs for construction of flat complexes was ratified. It was also decided that flat complexes would be constructed directly by the following accredited agencies in the respective places.

Habitat - Kollam.

ULCCS - Wayanad, Malappuram, Kozhikkode.

Housing Board – Kasaragode.

(c) As per extant Government orders, work can be entrusted to ULCCS directly, provided that they will not charge contractor's profit at 7.5%. Overhead charge at 7.5% and centage charge at 5% is payable. It was also decided that at the lowest rate received from tender of a work, the ULCCS could be given 7.5% overhead and 5% centage only i.e., 12.5% excess and no DSR rates will be followed and CP be given. Instead it will be lowest rate received through open tender at a

different site+ 7.5% overhead charge and 5% centage charge.

(Subsequently dropped)

(d) It was decided to contract Bhavanam Foundation directly for the Idukki project, considering they are a government company.

(e) It was decided that the Life Mission itself would conclude agreements with the successful bidders in the tender.

(f) Administrative approval for the following projects were also issued therein.

Punalur Municipality (1875 lakhs)

Adimali grama panchayat (1703 lakhs)

Chemmanad Panchayath (1854 lakhs)

10. Chief Secretary dated 22-11-2017.

(a) As item 6 it was decided to prepare DPRs for phase-II flat complexes, ones to be started after 14 flats in three different zones and select agencies.

(b) The following administrative sanctions were also issued.

Chittur, Thathamangalam (Palakkad) - (Bhavanam Foundation)

Puthupaddi at Kozhikkode - (ULCCS)

Adimali (Idukki) - (Bhavanam Foundation)

11. Chief Secretary dated 21-12-2017. (SLEC)

- (a) The meeting considered issuing ASs to Perinthalmanna Project (512 units) and Sultanbathery project (48 units) prepared by ULCCS as DSR 2016 (This change of rate schedule has been done as the CS committee was delegated the power to decide on cost and standardization as per prevailing government orders.
- (b) The committee observed that since 3 months have passed from having given work directly to empanelled agencies and no progress made, only DPR may be prepared by empanelled agencies and on receipt of this DPR limited tender may be called for in 7 sites and open tender in other 7 sites where DPR are prepared by KITCO and which would take further time to be submitted.
- (c) It was also decided that when the work is awarded to accredited agencies, a limited tender should be called for in the lines of the recent High Court decision. It is also noted that as DSR 2016 has been adopted, the per unit cost has increased from Rs.10 lakhs to Rs.20 lakhs. It was suggested to use the pre fab technology to reduce cost and suggested that the projects already given AS were to be analyzed again. The AS for Perinthalmanna and Sultanbathery were recommended to be approved and the ULCCS consultancy fee was to be decided by the CEO. The above two works were to be taken up from accredited agencies through limited tender by the CEO. As the rates were inflating upwards, the CEO was entrusted to

contract a provisional technical agency to seek methods to reduce costs. A committee was constituted with Principal Secretary (Finance), Secretary (LSGD) and OSD in the CM's office to examine the aspect of cost reduction. Through agenda 6, it was decided to tender the seven District works (Calicut, Kasaragode, Palakkad, Idukki, Kollam, Malappuram, Wayanad) in the first week of January 2018 and the rest towards the end of January. CEO was entrusted for taking further action.

12. Chief Secretary dated 23-2-2018. (SLEC)

(a) Regarding flat complexes it was decided to alter the administrative sanction in the following seven Districts, as rate of flats were high and high rise buildings like 10 floors in village like Puthupady will be socially unacceptable and was discouraged by high level technical committee constituted for alternated technology innovation.

Therefore AS has to be revised in Ernakulam, Thrissur, Palakkad, Malappuram, Kozhikkode, Wayanad and

Kasasragode. On the basis of the revised estimates, as a first phase, considering the plan prepared by the ULCCS as a model, it was decided to tender the seven District works in design and build model through open tender and allow all registered contractors and builders to participate. It was decided to receive and approve the bid documents on 27-2-2018. It was specified that accredited agencies

can also participate in the open tender. The Life Mission Engineering Wing was to prepare the documents and notify the tender on 4th March 2018 and open the same on 24th March, 2018. The tenders for the remaining districts would be taken up in Phase-II.

Tender results for 6 sites:

As per the SLEC meeting on 23-02-18, it was decided to invite open tenders for the works of Construction of Apartment complexes through Design and Build mode at 6 sites of Chemmanad Gramapanchayath, Punalur Municipality, Puthupadi Gramapanchayath, Perinthalmanna Municipality, Chittoor Thathamangalam Municipality and Sulthan Bathery Municipality. This was aimed at obtaining a very competitive tenders from registered builders, accredited agencies and PWD/CPWD contractors.

- a) E-Tender was floated in design and build model for Chemmanad Grama Panchayath and Punalur Municipality at the first Phase on 06-03-18 through e-tender portal of Government of Kerala. Wide publicity was given through 2 English national dailies and 4 Malayalam dailies. Tender was opened on 05-04-18.
- b) E-tender was floated on design and build model at Puthupadi Grama Panchayath, Sulthan Bathery Municipality, Chittoor Thathamangalam Municipality and Perinthalmanna Municipality on 15-03-2018. Tender was widely publicized in 2 English national dailies and 3 Malayalam national dailies and was opened on 17-04-18.

The open tenders notified through design and build mode at the following six sites were opened financial capabilities evaluated and the following comparative chart tabulated site-wise.

Annexure 1 - (Comparative statement)

From the above it is clear that valid tenders are available only for Puthuppadi, Calicut project and Perinthalmanna – Malappuram project where there is one valid tender each of Uralunkal of ULCCS Ltd. As the result of the design and built tender has returned only one technically qualified tenderer for Puthuppadi and Perinthalmanna.

Points for Decision:

The fate of the single tenders received have to be decided first. Finance Department through G.O.No 324/2015/Fin (annexure 2) has established detailed guidelines for dealing with single tenders (attached).

It has to be decided whether the financial bids of qualifying tenders have to be opened as provided for in the G.O. In the circumstances stated therein and evaluated.

It is also pointed out that through GO 122/2017/Fin, dated 18.09.2017 finance have stated that the following accredited agencies to do work scheduled against them without competitive bidding.

Agency	Maximum value of single works (in crore)	Total cost to be taken up in new financial year (in crore)	Area of accreditation
ULCCS	150	500	General work with bidding process as non PMC

- (a) Whether the SLEC would admit the single tenders received with respect to Puthupaddi Grama Panchayat (Kozhikode District) and Perinthalmanna Municipality (Malappuram District) and consider their single eligible financial bids.
- (b) If not, what strategies/procurements to be adopted to award works in the six sites considered in the first phase as above .

ADDITIONAL NOTES. (Since 24.04.2018)

CS on the sixth SLEC meeting has directed to open financial bid of single eligible bid received Perinthalmanna. It is seen that as per GO 324/15/FIN and there n CVC guideline it is that opening the single bid in single tender should only be done subject to recording of detailed justification in the emergent conditions by the competent authority. Re-tendering is required in the circumstances as per guidelines, Chairman SLEC, directed opening of single bid and hence single bid was opened and the findings are attached as annexure 7.

Point for Decision

1. Decision to open financial bid is to be ratified.
2. Considering the views of the technical bid evaluation committee marked as annexure 7 and financial bid marked annexure as 8.

Would the SLEC recommend accepting it in view of GO's stated.

3. In case bid is to be accepted the observation made by bid evaluation committee has to be rectified and made available and revaluation final acceptance to be obtained in a week before the technical sanction. Specific AS and PS should be available for work to be ordered.
4. Point noted by bid evaluation committee must be followed under same financial quote and no revision of quote can be allowed under any circumstances.

AGENDA. 5

Decision regarding pilot flats at other 8 district.

- Other flats have to be constructed as part of pilot project of life mission. Since honourable Chief Secretary has suggested that only urban and suburban areas are to be selected as sites for the pilot cluster houses, the sites which were previously selected must be changed at 5 places as follows
 - a) Kattakada in Thiruvananthapuram District to Trivandrum cooperation
 - b) Ezhamkulam in Pathanamthitta District to Panthalam municipality
 - c) Thazhakkara in Alapuzha District to Alappuzha municipality
 - d) Koothttakulam in Ernakulam District to Kochi corporation
 - e) Adimali in Idukki District to Karimannur Gramapanchayath

All district collectors have testified that this is the best places available in their respective districts.

Points for Decision:

1. Can the respective places be changed?
2. Should we give work to the accredited agencies (vide GO (P) No.95/2017/Fin dated 25/7/2017) through limited Design and Build tender?

Or Should Financial Eligibility criteria mentioned in the open tender be relaxed for ensuring maximum participation and open tendered?

AGENDA. 6

Payment of Consultancy charges for the preparation of DPR in 7 districts by KITCO Ltd.

M/S KITCO Ltd has submitted the invoice towards the consultancy charges incurred in the preparation of DPR in 7 districts.

The total invoice is for a sum of Rs 16, 26,855 /-(Rupees Sixteen Lakh twenty six thousand eight hundred and fifty five only) which is inclusive of the charges incurred in the Topographic survey, Soil investigation expenses and preparation of DPR. The detailed estimates for the soil investigation and topographic survey works as per DSR schedule was prepared and found to be Rs 9,28,048/- (Rupees Nine Lakh twenty eight thousand and forty eight only). The detailed project reports are not submitted and since tender is being invited through Design and Build mode, the DPR prepared in DSR rates cannot be used.

Conclusion

Since the soil investigation report and topographic survey details may be useful in future. Hence the expenses at estimate rate as per DSR in this regard may be given.

Points for Decision:

Whether the payment of charges for the soil investigation report and topographic survey estimate rates as per DSR be made to M/s KITCO Ltd?

Agenda 7

Office of the Life Mission requires an Office Assistant as the existing 3 MTP's are fully engaged in clerical jobs. An office attender is required for all activities connected with other Offices. Shri. P. Abdul Samad, retired confidential assistant from secretariat services is working with life mission to track life mission files in secretariat, timely monitoring of grievance redressal, RTI application and for file movement. Shall his period of service ratified and he be allowed to continue on a daily wage basis.

List of annexure

1. Details of tenders received.
2. GO. No 324/2015, Finance, dated. 30.07.2015
3. GO 122/17.Fin, dated 18.09.2017
4. Minutes of last SLEC held on 23.02.2018 and 17.03.2018
5. Action taken report of SLEC held on 17.03.2018