

## MINUTES OF 1<sup>st</sup> STANDING ESTATE COMMITTEE, AIIMS DEOGHAR

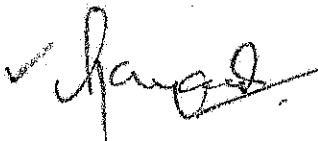
The meeting was held in the Office of the Executive Director, AIIMS Deoghar on 27.05.2021(11 AM to 12.45 PM) through Virtual Mode (Google meet link <https://meet.google.com/yhs-ghhq-sgr>).

The following members were present in the meeting –

Sl. No.	Name of Members	Designation
1.	Prof. Gangadhar, Dean and Principal, BTL group of Institutions, Bengaluru	Chairman
2.	Prof. (Dr.) Vijayendra Kumar, Professor, Department of Paediatric Surgery, Indira Gandhi Institute of Medical Sciences, Patna, Bihar	Vice-Chairman
3.	Prof. (Dr.) K. P. Sinha, Associate Professor, Department of Pathology, RIMS, Ranchi, Jharkhand	Member
4.	Dr. Dharmendra Singh Gangwar, IAS Additional Secretary & FA, Ministry of Health and Family Welfare, Govt. of India (Representative of Ministry of Finance)	Member
5.	Dr. Shiva Kant Misra, Director & CEO, Shivani Hospital, Kanpur, Uttar Pradesh	Member
6.	Shri Samir Oraon, Member of Parliament, Rajya Sabha	Member
7.	Prof. (Dr.) Payal K. Bansal, Professor of Medical Education, Maharashtra University of Health Sciences (MUHS), Nasik, Maharashtra	Member
8.	Prof. (Dr.) Saurabh Varshney, Executive Director, AIIMS Deoghar	Member Secretary
9.	Shri Nilambuj Sharan, Joint Secretary (PMSSY), Govt. of India, Ministry of Health and Family Welfare	Special Invitee
10.	Shri Amrendra Kumar, Deputy Director Administration, AIIMS Deoghar	Special Invitee
11.	Shri Ram Ranjan, Executive Engineer (Electrical), AIIMS Deoghar	Special Invitee

Prof. (Dr.) Sunil Kumar, Director General of Health Services, Ministry of Health and Family Welfare, Govt. of India could not attend the meeting.

The Quorum was complete for conduction of the Standing Estate Committee meeting. (i.e. more than 50%)



Agenda No: SEC-1/01

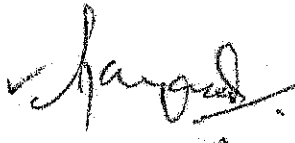
**Welcome and Introduction of members of 1<sup>st</sup> Standing Estate Committee, AIIMS Deoghar.**

Prof Gangadhar chairperson of the Standing estate committee AIIMS Deoghar introduced all the esteemed members of the committee and extended warm welcome for the 1st meeting of the Standing estate committee. The chairman called the meeting to order and requested the member secretary to proceed with the agenda items and to initiate the detailed discussion.

Member Secretary welcomed all member of the Standing Estate Committee and started the meeting with permission of the Chair. Member Secretary briefed the members about the project and present status of the Project work at AIIMS Deoghar.

Member Secretary briefed about the physical and financial progress of the ongoing work of AIIMS Deoghar project and informed about completion of Ayush Block for COVID Ward/ OPD Consultation and Night Shelter for teaching and Laboratories of MBBS 2019 Batch.

Member Secretary also briefed that it is planned that MBBS 2021 Batch will be accommodated in PTI Campus and the earlier batches 2019 and 2020 Batches will be shifted in Type II and Type III respectively. (Expected to be completed by 30/06/2021)



**Agenda No: SEC-1/02**

**Establishment of Central School (CBSE Board) up to Class 12<sup>th</sup> at AIIMS, Deoghar.**

Member Secretary informed that there was a request from Shri Nishikant Dubey, MP of Godda Lok Sabha and also a member of Institute Body, AIIMS Deoghar to construct a Central School inside AIIMS Devipur through District Development Coordination and Monitoring Committee (DISHA), Deoghar.

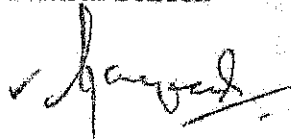
Prof. Gangadhar briefed that no other AIIMS is having Central School and Kendriya Vidyalaya Sangathan needs temporary rent free accommodation inside campus. Further, he also briefed that 5 acres of land will be required for constructing Central school in AIIMS Devipur Campus. He further stated that the nearest central school is available at Madhupur in Deoghar district which is about 25kms from AIIMS Devipur campus, for which Vehicle/School bus may be provided by AIIMS Deoghar. He also mentioned that there will be movement of patients, school students, employees and teachers inside the campus, so it will be very difficult to monitor the movement restrictions inside the campus.

Member Secretary told that AIIMS Deoghar at present is not able to provide accommodation to its own employees inside the AIIMS Devipur campus and would not be able to provide accommodation to Central School staff, and also emphasized the need of land in future phases of construction for building of Super-specialty Blocks inside the premises.(As Cardiology, Ophthalmology, Neuroscience etc.)

Dr. Dharmendra Singh Gangwar said that there is no mandate of such school in any AIIMS as per Section 13 and 14 of AIIMS Act, which was also agreed by Dr. Shiva Kant Mishra.

Shri Samir Oraon told that Central School may be opened inside AIIMS Deoghar campus for children of faculties and employees staying inside campus. Dr. Shivakant Mishra said that just outside the AIIMS Devipur Campus 5 acres of land may be given by State Government for building of Central School, for which Shri Samir Oraon agreed to coordinate with state government for the same.

**Status- Not Approved for opening of Central School inside campus, necessary coordination with State Govt. for exploring the provision of allotment at present of 5 acres of land outside AIIMS Devipur campus for opening of Central School.**







**Agenda No: SEC-1/03**

**Facility of Crèche and Play School up to Class 1 at AIIMS, Deoghar.**

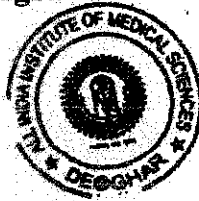
Member Secretary informed that as many young faculties Assistant Professors and Associate Professors have small kids & they have been raising the demand of Creche and Play school inside the campus as per Ministry of Labour and Employment mandate. A creche and playschool are needed inside the AIIMS campus. Same facilities are also present in other AIIMS like AIIMS Rishikesh.

Prof. Gangadhar said that for the faculty and staff of AIIMS Deoghar, facility of Creche and Play School are essential but, 200 sqm area will be insufficient and suggested to add additional 200sqm for outdoor play ground for children. He also emphasized that the facility should be created near to the residential quarters.

Dr. DS Gangwar briefed that there is no separate budget allocation in Grant in Aid (Capital) asset in AIIMS Deoghar under PMSSY. He suggested that if the playschool is sponsored by CSR then no SFC approval is required but if it has to be financed by GIA (Capital) of Institute then it needs to be approved by SFC.

**Status-** Approved for building of Play School in 200 sqm with additional playground in another 200sqm preferably to be sponsored under CSR grant for AIIMS Deoghar. The matter needs to be taken up in SFC to be financed by GIA (Capital) of institute Budget.

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**Agenda No: SEC-1/04**

**Installation of Mobile Tower/ Pole at AIIMS, Deoghar.**

Member Secretary briefed as the site of AIIMS Devipur is at a remote place, it is very difficult to access mobile connectivity. He also emphasized that the premises will be given on a Rental for installing the tower inside campus premises for mobile connectivity.

Dr. Shivakant Mishra briefed that both JIO and Airtel may be preferred as BSNL have not shown interest and the tower to be installed away from the Residential area.

Prof. Gangadhar told that other telecom services like Indus tower, Bharti infratel , Viom network , Universal telecom India and other telecom service provider may be explored.

Shri Amrendra Kumar(DDA) clarified that only Airtel, Jio and BSNL are available in Jharkhand. BSNL has shown inability.

Dr. Shivakant Mishra told that it may be considered to get best rental from Telecom Service provider.

**Status- Approved for telecom services like JIO, Airtel etc.**



**Agenda No: SEC-1/05**

**Plantation and Landscaping at Non Built Up area within campus of AIIMS, Deoghar.**

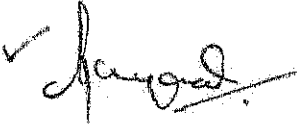
Member Secretary explained that in phase -I, 133 acres of land out of 237 acres is being used. Hence, it is proposed to have plantation & landscaping of spare land for future use.

Dr. Shivakant Mishra suggested landscaping work should be executed under guidance of expert technical person for aesthetic look of the whole campus.

Member Secretary told that Rotary Club Deoghar is willing to plant 1 lakh trees inside the campus free of cost, which will enhance the greenery of campus. Also necessary correspondence has been sent to District Forest Officer regarding the same.

Shri Samir Oraon also supported the same as it is necessary for beautification and environmental friendly campus.

**Status- Approved for Plantation and landscaping at Non Built Up area within campus of AIIMS Deoghar with technical experts.**

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**Agenda No: SEC-1/06**

**Utility block at AIIMS, Deoghar.**

Member Secretary informed that as the Devipur site of AIIMS Deoghar is about 14 kms from main city. Considering needs and safety of students, staffs and faculty within utility services as (Banks, ATM, Grocery Store, Vegetable and Fruits Shops, Milk and Juice Parlous, Coffee Parlous, Barber Shop, Tailor Shop, Laundry, Beauty Parlous etc.) are required in the campus.

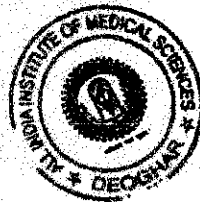
Dr. Shivakant Mishra supported the agenda and justified that the initial cost will be borne by Institute/ Funding agencies but in future it will serve as revenue source generating in campus. He also emphasized the creation of community centre along with the utility block.

Prof. Gangadhar suggested that conceptualizing the building, finances and tenders etc. need to be done as per rules regarding the design and building of utility block.

Member Secretary clarified that CSR Grant will also be considered for the same and in-principle administrative approval is required for the same. He also emphasized that these facilities are also available in other AIIMS like AIIMS Delhi, AIIMS Bathinda.

Dr. Shivakant Mishra said that CSR Fund may not be available and it may be done in consultation with Dr. DS Gangwar in the interest of students, patients, faculties, officers etc. He also suggested that the land may be given by the Institute and it may be outsourced on rent basis.

**Status- Approved for provision of Community Centre, Post Office, Banks and ATM, Grocery Store, Vegetable and Fruits Shops, Milk and Juice Parlous, Coffee Parlous, Barber Shop, Tailor Shop, Laundry, Beauty Parlous, Stationary cum Photostat shop, Cafeteria etc. inside AIIMS Devipur campus.**



**Agenda No: SEC-1/07**

**Construction of 2<sup>nd</sup> Phase of Residential Units (Type II, III, IV & Type V) at AIIMS, Deoghar.**

Dr. Shivakant Mishra said that a decent residential accommodation should be provided for all faculty members and officers.

Member Secretary briefed that as per DPR Phase-I, only 84 nos. of Type IV and Type V quarters (including Guest House) will be available for Faculty and Officers, which are inadequate. Requests are being received by faculties for allotment of Type IV and Type V Quarters inside campus premises. There will be 305 sanctioned posts of faculties in future and there are not sufficient quarters for them. HRA in Deoghar is 8% as it is in Z category town and it is very difficult to purchase a land/ buy a flat in view of Santhal Pargana Law of non-sellable land in Deoghar. Also the distance of main city is 14kms and non availability of decent accommodation in the town. Therefore, an additional establishment of Type II, III, IV and V is required at AIIMS Devipur.

Prof. Gangadhar and Dr. Shivakant Mishra agreed for decent residential accommodation to be provided for all faculty members and officers in the institute premises.

**Status- Approved for Construction of 2<sup>nd</sup> phase of Residential Units (Type II, III, IV & V) at AIIMS Deoghar. To be put up in SFC for approval.**



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**Agenda No: SEC-1/08**

**Construction/Fencing of case kitna Razor wire over existing boundary wall at AIIMS Deoghar (Devipur Campus).**

Member Secretary informed that the area of AIIMS Devipur is 236.92 acre and in 133 acres only construction work is going on, so it is very difficult to provide security in the non Built up area of a total 236.92 acres. He also emphasized that the construction of wall height is low and needs to be fenced by case kitna Razor wire over existing boundary wall as like the boundaries in Airports etc. because increasing the wall height will invite a huge cost.

**Status- Approved for Construction/Fencing of case kitna Razor wire over entire existing boundary wall at AIIMS Deoghar (Devipur Campus). To be taken up in SFC for approval.**

**Agenda No: SEC-1/09**

**Installation of Medical Oxygen Generation Plant at AIIMS, Deoghar.**

Member Secretary informed that under PMCARES Fund; one Oxygen Generating Plant (1000LPM) has been sanctioned for AIIMS Deoghar and Installation of Oxygen Generating Plant has been done by HITES and construction works (civil and electrical) by NHAI.

Member Secretary clarified that civil work has been already done by M/s NHAI. Post Facto approval is required from the Committee for installation of Medical Oxygen Generation Plants in 150 sqm at AIIMS Deoghar under PMCARES Fund.

Prof. Gangadhar enquired whether all procedures like contract and tender process has been followed as per rules, which was assured by Member Secretary.

**Status- Ex Post-facto approval for Installation of Medical Oxygen Generation Plant of 1000 LPM in 150sqm inside campus is granted by Standing Estate Committee.**



**Agenda No: SEC-1/10**

**Appointment of Estate Officer.**

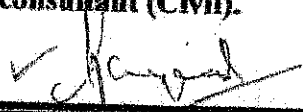
Member Secretary told that one Group A Engineering officer may be nominated as Estate Officer of AIIMS Deoghar, who will act as Semi-Judicial Officer under the Public Premises (Eviction of Unauthorized Occupants) Act under Section 3 of Central Government, as Superintending Engineer and Executive Engineer (Civil) is not available at present in AIIMS Deoghar. He also told that Estate Officer is nominated in other AIIMS like Raipur and Rishikesh from Group A Officers in the Engineering Section. Therefore Sh. Ram Ranjan, Executive Engineer (Electrical) may be nominated as an Estate officer of AIIMS Deoghar till Superintending Engineer/ Executive Engineer (Civil) joins the institute.

Prof. Gangadhar suggested that the recruitment of Superintending Engineer and Executive Engineer (Civil) on deputation to be engaged on urgent basis. He also emphasized that Executive Engineer (Civil) to be taken on Contractual basis or to recruit Consultant (Civil) on urgent basis for monitoring the work progress of the AIIMS Deoghar campus since no civil engineer is working or appointed in the institute at present.

Member Secretary told that recruitment of Group A posts on Deputation of Superintendent Engineer and Executive Engineer (Civil) are already in process.

Prof. Gangadhar briefed about the duties and responsibilities of Estate Officer like Maintenance of Civil and Electrical works, Inventory management, water supply, power management, fire fighting, procurement, office furniture, supervision contract AMC/CMC, regular cleaning of premises, catering, legal works over disputes/ proceedings, AC services, Carpentry, Plumbing, Pest Control inside campus., Handing and Taking over and Allotment of residences etc and other works as per Office Manual of Land and Development Office, Ministry of Housing and urban Affairs, Govt. of India.

**Status- Approved for nominating Executive engineer (Electrical) as Estate Officer of AIIMS Deoghar till Superintending Engineering/ Executive engineer (Civil) joins the Institute. Also recommended for hiring of one consultant (Civil).**







**Agenda No: SEC-1/11**

**Any other agenda with the permission of the Chair**

**Item No. 1: Construction of additional 01 UG (MBBS) Girls Hostel in AIIMS Devipur campus**

Member Secretary told that as per DPR there are 2 UG Boys hostels having 240 rooms but only one Girls Hostel having 120 rooms at AIIMS, Deoghar. Thus AIIMS Deoghar needs another Girls Hostel having 150 rooms for future needs as Boys and Girls ratio is approximately 60% to 40% in each batch.

**Status- Approved. To be taken up in SFC.**

**Item No. 2: Construction of Type VI Faculty / Staff Residences in AIIMS Devipur campus.**

Member Secretary told there are no Type VI residences as per DPR of AIIMS Deoghar. He also told that AIIMS Rishikesh also has Type VI Quarters for Professors. He also emphasized that Professors in Pay Level 14 and above are eligible to Type VI quarter as per Gazette Notification by Ministry of Urban Development dated 16<sup>th</sup> June 2017. It was proposed to have 40 units of Type VI residences at AIIMS Deoghar.

**Status- Approved. To be taken in SFC.**

**Item No. 3: Constitution of Project Monitoring Committee for review of construction work of AIIMS Deoghar.**

Member Secretary told that a local Project Monitoring Committee was formed in 1<sup>st</sup> Institute Body Meeting of AIIMS Deoghar on 25<sup>th</sup> September 2020 as per Agenda No. IB01/10 to monitor the progress of the project at fixed periodicity and concerned issues may be informed/ raised to the executing agency.

\* This Paragraph to be put at the end of the subject, i.e. in 3rd Paragraph.

The chairman opined that the detailed progress report of the project be submitted to the Standing estate committee for discussion, approval and further action. (As per the AIIMS Act, Rules and Regulations, Sec.12(2) dated 25th February 1999).

He also emphasized that it the responsibility of the Project Monitoring Committee to executive and monitor the project for timely completion as per approved DPR.

1<sup>st</sup> Meeting of Standing Estate Committee, All India Institute of Medical Sciences, Deoghar, Jharkhand  
(27<sup>th</sup> May)



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