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11th Meeting of the Governing Body

25/8/01

PUNJAB INSTITUTE OF MEDICAL SCIENCES, GARHA ROAD,
JALANDHAR-144001
Ph No 0181-238299 Fax No.0181-243982 e.mail : pims@glide.net.in

To

PSCM

The Principal Secretary
to Chief Minister, Pb.
Chandigarh

No. DIR/PIMS/7/01/292.
Dated: 8/5/01

Subject: Proceedings of the Governing Body meeting dt.20/4/01.

The draft proceedings of the Governing Body meeting of PIMS held on 20/4/01 under the Chairmanship of Hon'ble C.M, Pb. were sent to you for approval vide this office Memo No.249 dt 23/4/01 (copy enclosed). It is again requested that approval of the proceedings may kindly be conveyed at the earliest.

(Signature)
(Dr. Baljit Singh)
Director-Principal

Hon'ble CM. has approved.

(Signature)
12/5
DPSM
Deputy Principal Secretary
to Chief Minister Punjab

Director
PIMS

PSCM

No. S. 240/1



Meeting of the Governing Body was held on 20/4/01 in the Chief Minister's office at 2.00 p.m. Hon'ble Chief Minister, Pb., chaired the meeting.

Following were present :

1. Ch.Balbir Singh
State Minister of Medical Education and Research, Pb.
2. Sh.N.K.Arora, I.A.S.
Chief Secretary, Pb.
3. Sh.Ramesh Inder Singh, I.A.S.
Principal Secretary to Chief Minister, Pb.
4. Sh.A.K.Dubey, I.A.S.
Vice Chairman, PUDA.
5. Sh.K.B.S.Sidhu, I.A.S.
Chief Administrator, PUDA.
6. Sh.S.R.Ladhar, I.A.S.
Special Secretary, Planning.
7. Sh.K.Shiva Prasad, I.A.S.
Deputy Commissioner, Jalandhar.
8. Sh.Rakesh Kumar Ahir, I.A.S.
Joint Secretary-cum-D.R.M.E.
9. Dr.K.S.Chugh
10. Sh.V.K.Bhalla, P.C.S.
Joint Secretary, Finance, Pb.
11. Dr.Ravi Inder Singh
Principal, Medical College, Patiala.
12. Sh.D.P.Bajaj,
Chief Engineer, P.H.S.C.
13. Sh.Gurdeep Singh, P.C.S.
Dy.Principal Secretary to C.M.
14. Dr.Baljit Singh
Director-Principal, PIMS.

The Chairman was informed that the Medical Education and Research, Minister, Punjab and Principal Secretary, Medical Education and Research could not attend the meeting due to unavoidable prior engagements. The Chairman observed that in view of their absence, it would be appropriate to take up only the most urgent matters in this meeting and defer the rest of the agenda till the next meeting. Consequently, only the following issues were discussed :

1. FUNDS FOR PIMS :

The Director-Principal, PIMS, informed the house that with the approval of the Building and Works Committee and the Hon'ble Chairman, tenders had been invited for the construction of the PIMS building from 4 pre-qualified contractors. The tenders were opened on 5/4/01. The lowest bid was from M/s Larsen & Toubro Ltd., @ Rs. 63,89,05,082/-. This is lower than the second lowest bid by Rs. 2,73,81,951.00. The period for completion of the Project has been fixed of 30 months. The expenditure in the first year is expected to be approximately Rs. 3.00 crores per month, in addition to the mobilization advance of 7.5% and secured advance of 5% of total value of the contract. It was specifically pointed out that the contract with the tenderer could not be signed unless the required cash flow from PUDA was guaranteed, as any delay in payments to the contractor would incur heavy penalties. The house was further informed that although the tender of M/s Larsen & Toubro was the lowest, the rates of certain major items were found to be on the higher side. The Committee was examining these in detail and would like to negotiate with the tenderer regarding the same. The Chairman observed that if any reduction in rate of individual item of work could be achieved through negotiation, the same should be obtained. However, since the overall rate for the whole project of this firm was the lowest and the party was one of the top most contractors of the country, inability to obtain the negotiated reduction, should not be a hindrance in allotting the work to the lowest tenderer.

The house was further informed that in order to raise the necessary funds for the Project, 59 acres of land had been handed over to PUDA for sale. PUDA have already floated a scheme for sale of 316 residential plots. The price has been fixed at Rs. 5950/- per sq. yard. If this scheme were to be fully subscribed, it would earn a gross revenue approximately of Rs. 60.33 crores over 2 years and the earning in the first year would be Rs. 32.00 crores. However, till 17/4/01, only 186 applications have been received for these plots. Vice Chairman, PUDA, informed that while virtually all plots measuring 200 to 300 sq. yards had been sold, the response for plots of

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larger sizes was poor. The last date for receipt of applications had been extended upto 30/4/01, by PUDA. The Chairman observed that in view of the greater demand for smaller plots, the layout of the colony could be revised and the number of smaller plots increased. He further observed that PUDA had to guarantee the cash flow requirements of PIMS. Vice Chairman, PUDA, agreed to the above suggestion and assured that PUDA will provide Rs.30.00 crores during the first year and also was committed to meet the total financial requirements of the tender, amounting to approximately Rs.64.00 crores.

It was decided that in view of the assurance of PUDA, the finalization of the negotiation and the tender should be completed expeditiously so that construction of buildings can be started at the earliest.

2. Release of Additional Central Assistance of Rs.10.00 crores :

Director-Principal, informed the Chairman that out of the total central assistance of Rs.25.00 crores sanctioned for PIMS in the Ninth Five Year Plan, only Rs.15.00 crores had been released by the Planning Commission till date. Utilization certificate of this amount has been provided and request for the release of balance of Rs.10.00 has been sent by the Department of Planning, Pb. The Chairman very kindly agreed to take up the release of this amount with the Planning Commission at his forthcoming meeting with them.

3. Additional engineering staff for PIMS :

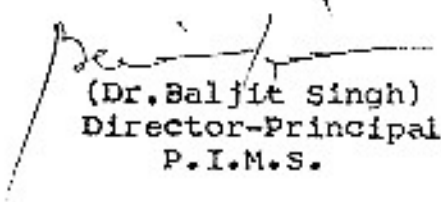
The Director-Principal informed the house that additional engineering staff as mentioned in notes of agenda item No.15, would be required for monitoring and supervising the construction work. The Chairman enquired as to why the P.W.D. staff posted in and around Jalandhar, could not carry out this work? The Director-Principal and Sh.D.P.Bajaj (Chief Engineer, P.H.S.C.) informed the Chairman that in view of size of the Project and the short duration in which it is to be completed, the work would have to be done at a fast pace and the supervisory staff would be required whole time and round the clock. He suggested that the technical supervisory work could be entrusted to Punjab Health Systems Corporation, who have adequate man power. This was approved in principle. The terms and modalities of this arrangement are to be worked out at Government level.

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4. Enhancing the scope of Phase-I of PIMS :

The Director-Principal informed the house that as recommended by the Medical Council of India, it was proposed to enhance the intake of students from 50 to 100 seats from the very beginning. This would entail construction of larger laboratories, lecture theaters, examination halls, library and provision of 100 extra hospital beds. The additional cost on infrastructure would be approximately Rs.10.00 crores. The recurring expenditure on salaries would increase by approximately Rs.88 lacs per year, while the annual income from the students fee would increase by Rs.2.65 crores. The Chairman observed that if the extra funds required were available there was no objection to the proposal. Vice Chairman, PUDA, however, observed that under the present circumstances they would not be able to provide the additional funds.

Meeting ended with the vote of thanks to the Chair.


(Dr. Baljit Singh)
Director-Principal,
P.I.M.S.