



भारतीय खेल प्राधिकरण

# *SPORTS AUTHORITY OF INDIA*

## 66<sup>th</sup> MEETING OF THE FINANCE COMMITTEE

### *AGENDA*

**Date:** February 26, 2014 (Wednesday)

**Time:** 3.00 p.m.

**Venue:** Conference Room, 1<sup>st</sup> Floor, NDTL Building  
Adjacent SAI Head Office, Lodi Road,  
New Delhi- 110 003

66<sup>th</sup> Meeting of Finance Committee of SAI

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भारतीय खेल प्राधिकरण

*Sports Authority of India*

*Finance Division  
SAI Head Office,  
J N Stadium Complex (East Gate),  
Lodi Road  
New Delhi 110 003*

F. No. 6(28)/SAI/B&F/65<sup>th</sup>FC/2013-14

Dated: September 18, 2013

**Sub: Minutes of the 65<sup>th</sup> Meeting of Finance Committee (FC) of Sports Authority of India (SAI) held on September 12, 2013**

Enclosed herewith is a copy of the Minutes of 65<sup>th</sup> Meeting of the Finance Committee of Sports Authority of India held on September 12, 2013 (Thursday) at 11.00 a.m. under the Chairmanship of Secretary (Sports), Ministry of Youth Affairs & Sports in the Conference Room, 1<sup>st</sup> Floor, Sports Authority of India, SAI Head Office, J. N. Stadium Complex (East Gate), Lodi Road, New Delhi.

(Hira Ballabh)

**Executive Director (Finance) &  
Member Secretary, Finance Committee**

To,

- 1 Shri Pradeep Kumar Deb, Secretary (Sports), MoYAS, Shastri Bhawan, New Delhi
- 2 Ms Anjuly Chib Duggal, Additional Secretary (Expenditure), Ministry of Finance, Room No. 142-B, North Block, New Delhi
- 3 Shri Jiji Thomson, Director General, SAI
- 4 Ms Sujata Prasad, Financial Advisor, MoYAS, Shastri Bhawan, New Delhi
- 5 Shri Onkar Mal Kedia, Joint Secretary (Sports), MoYAS, Shastri Bhawan, New Delhi
- 6 Shri L S Ranawat, Executive Director (Academics), NSNIS, Patiala.

Copy to:

- 1 Shri R D Chouhan, Director (Finance), MoYAS, Shastri Bhawan, New Delhi
- 2 SPA to Secretary, SAI
- 3 PA to ED(Finance),SAI

**Minutes of the 65<sup>th</sup> Meeting of the Finance Committee (FC) of Sports Authority of India**

The 65<sup>th</sup> Meeting of the Finance Committee (FC) of Sports Authority of India (SAI) was held on 12<sup>th</sup> September, 2013 at 11.00 a.m. in the Conference Room of SAI Head Office, J N Stadium Complex(East Gate), Lodhi Road, New Delhi-110 003

2.0 Shri Pradeep Kumar Deb, Secretary (Sports), Ministry of Youth Affairs & Sports chaired the meeting.

3.0 The following members of the Committee were present:

1. Smt. Anjuly Chib Duggal, Addl. Secretary(Expenditure), MoF - Member
2. Shri Jiji Thomson, Director General, SAI - Member
3. Shri Onkarmal Kedia, Joint Secretary(Sports),MYAS - Member
4. Dr. L.S. Ranawat, Executive Director(Academics), SAI - Member
5. Shri Hira Ballabh, Executive Director(Finance), SAI - Member-Secretary
6. Shri R.D. Chouhan, Director (Finance), MYAS  
(Representative of FA (Sports))

4.0 The following officers of SAI were also present in the meeting:

1. Shri Alok Kumar, Chief Vigilance Officer
2. Dr. G. Kishore, Principal, LNCPE, Thiruvananthapuram
3. Dr. P. C. Kashyap, Executive Director (Stadia)
4. Shri Sanjiv Baranwal, Director(Infrastructure)
5. Shri R K Naidu, Director(Coordination & Planning)
6. Shri Rajinder Singh, Director(Teams)
7. Shri M S Goindi, Director (Equipment Support)
8. Shri M S Bains, Director(GAD)
9. Shri S.C. Sharma, Director JNS
10. Dr. P. Giri Rao, Dy. Director (Finance)
11. Ms. Manjushree Roy, Administrator, SPMSPC

5.0 At the outset, Executive Director (Finance), SAI welcomed the Chairman and members of the Committee. Thereafter, the agenda items were taken up for consideration and after deliberations, the following decisions were taken:

6.0 Item No. 1

**Confirmation of the Minutes of the 64<sup>th</sup> Meeting of the Finance Committee (FC) of Sports Authority of India (SAI) held on 9<sup>th</sup> July 2013**

The minutes were confirmed by the Finance Committee. The items have already been deliberated and decision taken by the Governing Body in its meeting held on 24<sup>th</sup> July, 2013. However, regarding agenda item No. 13 of the 64<sup>th</sup> Finance Committee on Infrastructure Development for proposed STC & COE, Alwar, the Chairman observed that the work can only be executed after clearance from Ministry of Environment which is still awaited.



7.0 Item No. 2  
Action Taken Report on the decisions taken in the 64<sup>th</sup> Meeting of the Finance Committee of SAI held on July 9, 2013

Noted.

8.0 Item No. 3  
Action Taken Report on the observations made by the Audit authorities on the accounts of SAI for the last three years

8.1 The position was noted. However, the following observations were deliberated during the meeting as detailed below:

ATR for the year ended 31<sup>st</sup> March, 2010  
[S.No. A.1.1 - Understatement of assets (Schedule 72) ]

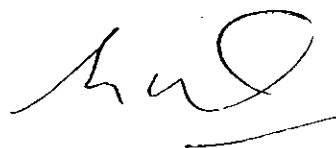
Addl. Secretary (Expdt.) desired to know the practice being followed in SAI with regard to release of advances to various construction agencies as the system being followed at present needs to be analyzed. It was clarified that presently 100% advance is being released to the concerned construction agencies as all the works are being done on "deposit works" basis. The Chairman stated that perhaps there is a circular from Ministry of Urban Development with regard to the pattern of funds to be released to the construction agencies. After detailed discussion, it was decided that this may be looked into, including the system being followed in other Govt. departments and an appropriate mechanism be devised and submitted to FC for further deliberations.

ATR for the year ended 31<sup>st</sup> March, 2010  
[S.No. A.2.1 - Investment (Schedule 67) ]

It was informed by JS (Sports) that the matter was taken up with the Ministry of Finance last year for issuance of a notification by them, but the same was not agreed to and SAI was informed accordingly. Thereafter, no communication has been received by them. To this, ED(Finance) stated that a letter has since been sent at the level of DG, SAI in this regard. As a full-fledged New Pension Scheme has been introduced by the Govt., the Chairman suggested that efforts should be made by SAI to implement the said scheme. It was decided that a review may be put up in the next FC meeting after obtaining all the details.

ATR for the year ended 31<sup>st</sup> March, 2010 on the ATR of Management Letter  
[S.No.1 - Advances (Schedule 68) ]

While going through the statement of advances lying unadjusted, it was pointed out that the advances being released are on the higher side which is not a healthy practice. It was decided that this may be looked into and a detailed proposal be put up in the next FC to systematize the proposal.



ATR for the year ended 31<sup>st</sup> March, 2010 on the ATR of Management Letter  
[S.No.4 - Interest earned on CWG-2010 funds]

Director (Finance), MYAS representing the IFD of MYAS raised his reservations about SAI earning interest on CWG-2010 fund. The Chairman observed that since the earned interest has been utilized by SAI, it only needs to be regularized.

**9.0 Item No. 4**  
**Construction of Indoor Hall for Basket Ball at SAI NS NIS Patiala at an estimated cost of Rs. 502.49 lakhs**

The estimates as contained in the agenda note were concurred for approval of the Governing Body, subject to:-

- (i) Availability of budget provision; and
- (ii) Obtaining of competitive bids from the Public Works Organizations (PWOs)

**10.0 Item No. 5**  
**Construction of Indoor Hall for Volley Ball at SAI NS NIS Patiala at an estimated cost of Rs. 537.32 lakhs**

The estimates as contained in the agenda note were concurred for approval of the Governing Body, subject to:-

- (i) Availability of budget provision; and
- (ii) Obtaining of competitive bids from the Public Works Organizations (PWOs)


**11.0 Item No. 6**  
**Construction of strength training hall near new Synthetic Athletics Track (west side) at SAI NS NIS Patiala at an estimated cost of Rs. 224.90 lakhs**

The estimates as contained in the agenda note were concurred for approval of the Governing Body, subject to:-

- (i) Availability of budget provision; and
- (ii) Obtaining of competitive bids from the Public Works Organizations (PWOs)

**12.0 Item No. 7**  
**Construction of New Boundary Wall alongwith Concertina coil on top after demolishing existing compound wall at SAI NSWC Gandhinagar at an estimated cost of Rs. 201.32 lakhs**

The Committee observed that in view of the tight budgetary position, the proposal may be shelved.



- 13.0 Item No. 8  
Construction of 100 Bedded Hostel at SAI STC Kandivali, Mumbai at an estimated cost of Rs. 1116.53 lakhs

Deferred, for future consideration.

- 14.0 Item No.9  
Providing and Laying of Synthetic Athletic Track at SAI Regional Centre Lucknow at an estimated cost of Rs. 762. 13 lakhs

The estimates as contained in the agenda note were concurred for approval of the Governing Body, subject to:-

- (i) Availability of budget provision; and
- (ii) Obtaining of competitive bids from the Public Works Organizations (PWOs)

- 15.0 Item No.10  
Replacement of Synthetic Hockey Surface at SAI Southern Centre, Bangalore at an estimated cost of Rs. 571.00 lakhs

The estimates as contained in the agenda note were concurred for approval of the Governing Body, subject to:-

- (i) Availability of budget provision; and
- (ii) Obtaining of competitive bids from the Public Works Organizations (PWOs)

- 16.0 Item No. 11  
Infrastructure works at SAG, Alleppey (Kerala) at an estimated cost of Rs. 31.57 crores

Deferred, due to paucity of funds. May be taken up in the next financial year.

- 17.0 Item No.12  
Establishment of Special Area Games (SAG) Centre at Churachandpur(Manipur) at an estimated cost of Rs. 133.60 lakhs

Concurred. It was decided that the draft MoU may be put up before the Governing Body alongwith the agenda item.

- 18.0 Item No.13  
Establishment of SAI Training Centre at Mahe(Puducherry)

The proposal for taking over the International standard Multi-purpose Indoor Stadium (fully air-conditioned) with a seating capacity of 1000 seats constructed by the State Govt. of Puducherry at Mahe was approved, subject to the condition that the Lease Deed to be entered into with the State Govt. may be got approved from IFD. However, the proposal for construction of athletic track and football field at Mahe under Urban Sports Infrastructure Scheme (USIS) of Govt. of India was not agreed to.



- 19.0 Item No.14  
Construction of Transit Accommodation for the allottees of National Stadium Barracks and Kiddies Pool at Major Dhyan Chand National Stadium, New Delhi at an estimated cost of Rs. 455.86 lakhs

After detailed discussions, it was decided that the case may be submitted to Addl. Secretary (Expdt.) on file for further examination.

- 20.0 Item No.15  
Engagement of HR Expert for Competency modeling, performance management system and capacity building, job fitment and employee record digitalization, etc.

The proposal was not agreed to. It was decided that consonance with the provisions of GFR with respect to hiring and engagement of Consultant be examined in detail.

- 21.0 Item No.16  
Directions of 61<sup>st</sup> Finance Committee Meeting held on 24.8.2012 and 40<sup>th</sup> Meeting of Governing Body of SAI held on 24<sup>th</sup> July 2013

Addl. Secretary (Expdt.) stated that the justification sought for has not been provided in the agenda. The matter may, therefore, be placed in the next meeting of FC along with detailed justification on cost escalation.

- 22.0 Item No.17  
Allotment of space to outside bodies in the SAI Stadia Premises located in Delhi

Concurred for the approval of Governing Body.

The issue was deliberated at length. The Chairman advised that all-out efforts should be made to generate optimum revenue by way of letting out the vacant space in SAI Stadia. Addl. Secretary (Expdt.) suggested that while doing so, utmost care needs to be taken to ensure that the main objective of SAI does not get compromised in any manner whatsoever. For this purpose, a model agreement to be entered for renting out should be prepared keeping all legal and other aspects in mind and thereafter, a detailed proposal may be placed before the Governing Body with complete justification. The model agreement should have provision that the premises will have to be vacated during important national or international events. Further, the Chairman stated that non-sports activities should be allowed for generation of revenue, but sports related organizations should get priority.

- 23.0 Item No.18  
Revision of tariff for Sports Hostels

Concurred for the approval of Governing Body. However, a suggestion was made for inclusion of MYAS, NDTL, NADA officials etc. for availing the Sports Hostels facilities.





24.0 Item No.19  
Creation of Indoor Learners' Pool at Dr. SPM Swimming Pool Complex at the  
estimated cost of Rs. 422.50 lakhs.

Concurred for the approval of Governing Body. ED (Finance) stated that the same will  
be financed from the interest earned on Corpus Fund of SAI earmarked for capital works in  
stadia.

25.0 The meeting ended with a vote of thanks to and from the Chair.

  
(Hira Ballabh)  
Executive Director (Finance) &  
Member-Secretary, Finance Committee

Minutes of 65th ECM

## **Agenda Item No. 2**

### **Creation of Swimming Pool one each at Jawaharlal Nehru Stadium (JNS), Indira Gandhi Sports Complex (IGSC) and Dr. Karni Singh Shooting Range (Dr. KSSR) at total estimated cost of Rs. 907.50 lakhs**

To continue with the Government Policy, SAI decided to launch a scheme towards optimum utilization of infrastructure and vacant spaces in stadia named as Community Connect. This scheme is also aimed at promotion of Sports and healthy lifestyle among the citizens. Few new disciplines and some additional facilities for core sports as well as recreational sports are being developed so that more and more people can take participation in these facilities.

In the first phase, based on the availability of fund we have implemented some of the new sports facilities in existing Infrastructure which takes less time and minimum expenditure.

It is pertinent to mention here that the creation of Indoor Learner's pool at Dr. SPMSPC and Kiddies pool at MDCNS were already approved in 41<sup>st</sup> meeting of SAI Governing Body on 24.09.2013. Now it is proposed to create swimming pool each at JNS, IGSC and Dr. KSSR at the estimated cost given as below:

- 1 The estimated cost per swimming pool is Rs. 302.50 lakhs [*Annexure - 2*]. Thus, the total estimated cost for three swimming pools will be Rs. 907.50 lakhs (302.50 lakhs x 3). The works will be executed through public works organizations (PWOs) based on rate discovery.

#### **Approval of the Finance Committee is solicited for**

Creation of Swimming Pool one each at Jawaharlal Nehru Stadium (JNS), Indira Gandhi Sports Complex (IGSC) and Dr. Karni Singh Shooting Range at total estimated cost of Rs. 907.50 lakhs through PWOs base on rate discovery.

ROUGH COST FOR LEARNERS POOL AT DR. SPM SPC, NEW DELHI

Ref:- Your office letter SA/SPMSPC/49/2012/503 Dated 02.09.2013

1	Total cost on the basis of plinth Area (Pool Area Cost) = 300 sqmt @23500/-	7050000
2	Extra for raft foundation = 300 sqmt @6450/-	1935000
3	For M.P-Hall at 1st Floor = 175 sqmt @23500/-	4112500
4	Add Services @21.5% on Sl. No. 1 & 3 (i. Internal electrical installation = 12.5% ii. Power wiring and plugs = 4% iii. For richers specifications = 5% Total = 21.5%.)	2399937.5
5	Filteration Plant	5000000
6	Balancing Tank = 600000 ltr @15/-	900000
	Total	21397437.5
	Add C.I. @14.09% except on F.P. and E&M Works	1972247.75
7	E&M Works (Pumps etc.)	5000000
8	Add Consultancy charges	1000000
		29369685.25
	Add Contengencies @3%	881090.56
	Grand Total	30250775.81
	Say Rs.	3,02,50,000

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3/9/13

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3/9/13  
S.P.M.S.P.C.

*Handwritten signature*  
S.E. DECP  
CPWD.

**Agenda Item No.3**

**Creation of Squash Court at Jawaharlal Nehru Stadium (JNS) and Indira Gandhi Sports Complex (IGSC) at total estimated cost of Rs. 5,25,33,536/-**

To continue with the Government Policy, SAI decided to launch a scheme towards optimum utilization of infrastructure and vacant spaces in stadia named as Community Connect. This scheme is also aimed at promotion of Sports and healthy lifestyle among the citizens. Few new disciplines and some additional facilities for core sports as well as recreational sports are being developed so that more and more people can take participation in these facilities.

In the first phase, based on the availability of fund we have implemented some of the new sports facilities in existing Infrastructure which takes less time and minimum expenditure.

Now it is proposed to create Eight (08) Squash Courts (4 Squash Court at JNS and 4 Squash Court at IGSC) at the estimated cost as given below:

1. The estimated cost for 4-squash court is Rs.2,62,66,768/- [*Annexure - 3*], thus approximate cost for Eight(08) Squash Court would be Rs. 5,25,33,536/- (2,62,66,768 x 2). The works will be executed through public works organizations (PWOs) based on rate discovery.

**Approval of the Finance Committee is solicited for**

Creation of Eight (08) Squash Court at total estimated cost of Rs. 5,25,33,536/- through PWOs based on rate discovery.

Total Covered Area = sqm 550.00  
 Ground Floor Area = sqm 550.00  
 Floor Height = 6.00

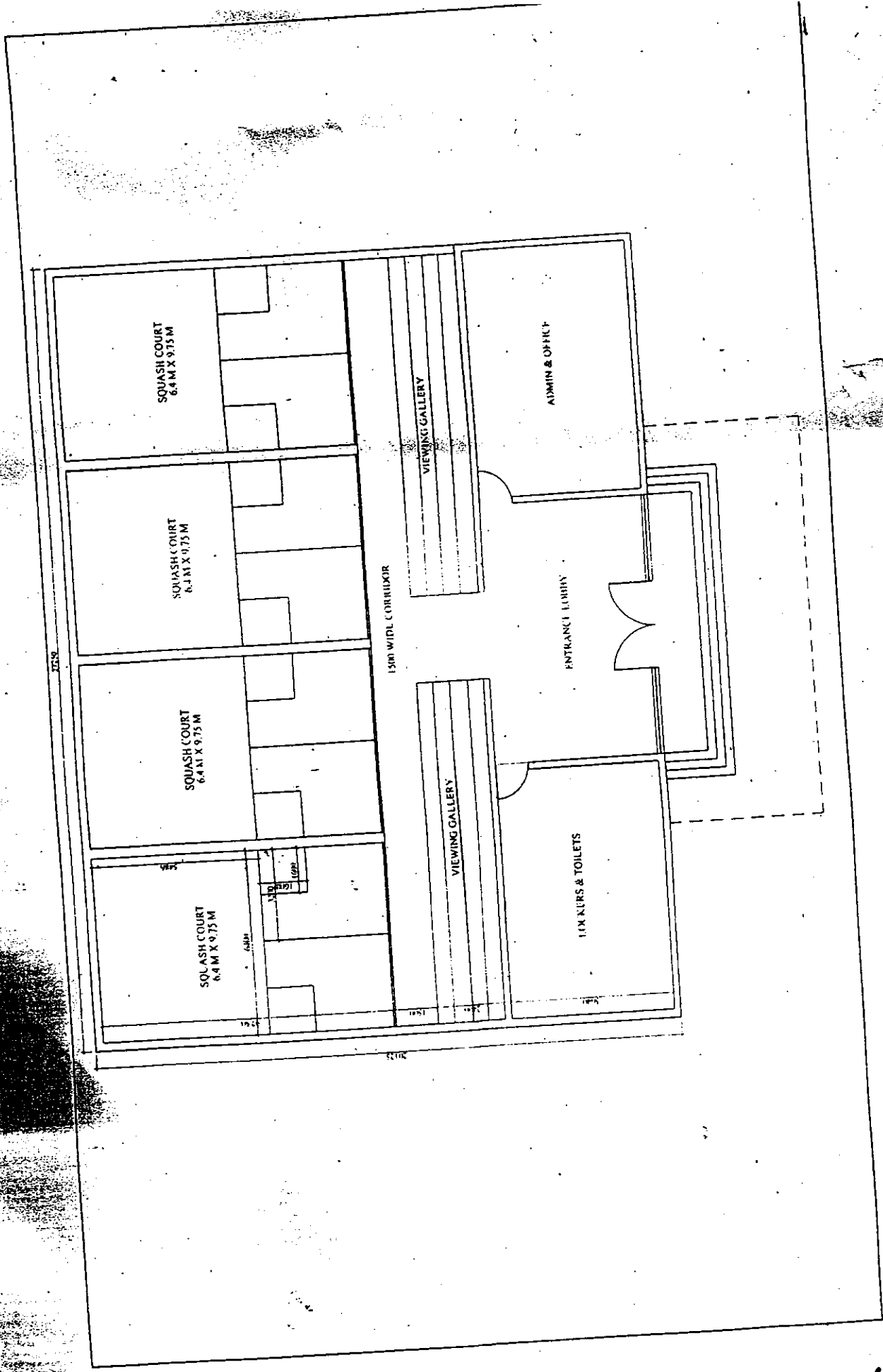
Squash Court  
**Annexure - 3**

S.No.	DSR 2013	Particulars	Unit	Qty	Rate	Amount
	1.0	<b>RCC Framed structure</b>				
1	1.1.1 A	RCC Framed Structure Upto Six Storeys Floor Height 3.35 mts	sqm	550.00	23500.00	12,925,000.00
					{1}	12,925,000.00
	1.2	<b>Extra for</b>				
2	1.2.3	Every 0.3mt. Additional height of floor above normal floor height of 3.35mt./2.90mts.	sqm	4858.33	270.00	1,311,750.00
3	1.2.8	Resisting Earthquake forces	sqm	550.00	1140.00	627,000.00
4	1.2.12	Larger Modules over 35 Sq.m	sqm	550.00	1500.00	825,000.00
		<b>TOTAL CIVIL WORK</b>				<b>15,688,750.00</b>
5	1.4	<b>Fire Fighting</b>				
6	1.5.2	Automatic Fire Alarm system	sq.m	550.00	500.00	275,000.00
7	1.7	Pressurised mechanical ventilation system in basement with supply of Exhaust blowers	sq.m	550.00	650.00	357,500.00
	3.0	<b>Services</b>				
8	3.1	Internal Water Supply & Sanitary Installation @ 4% on (1)	%	12,925,000.0	4%	517,000.00
9	3.2	External Service Connection @ 5% on Total (1)	%	12,925,000.0	5%	646,250.00
10	3.3	Internal Electric Installation @ 12.5% on Total (1)	%	12,925,000.0	12.5%	1,615,625.00
	3.6	<b>Extra for</b>				
11	3.6.4	Telephone conduits@0.5%on (1)	%	12,925,000.0	0.50%	64,625.00
12	5.1	Overhead tank without independent staging	litre	10000	15	150,000.00
13	MR	Air Conditioning @ Rs 450/sqft	sqft	5920.2	450	2,664,090.00
		<b>TOTAL COST AS PER CPWD PLINTH AREA RATE</b>				<b>21,978,840.00</b>
		<b>Total Scheduled Items</b>				<b>21,978,840.00</b>
	NSH					
14		Extra for glazing for Squash Court	m2	150	4500	675,000.00
15		Hardner on wall	m2	500	600	300,000.00
		<b>Total Non Scheduled Items</b>				<b>975,000.00</b>
		<b>Total Scheduled and Non Scheduled items</b>				<b>22,953,840.00</b>
		Add 3% contingency				688615.20
		<b>Total</b>				<b>23,642,455.20</b>
		Add 1% Labour cess				236424.55
		<b>Total</b>				<b>23,878,879.75</b>
		Add 10 % NBCC Charges				2387887.98
		<b>Total</b>				<b>26,266,767.73</b>
		<b>Say</b>				<b>26,266,768.00</b>

  
 (U.C Tyagi)  
 DGM (Eggg.)

  
 (T. Ganguly)  
 Manager (F)

  
 (Ajay Shukla)  
 JE (Civil)



**Agenda Item No.4**

**Creation of Golf Driving Range one each at Jawaharlal Nehru Stadium and Dr. Karni Singh Shooting Range at total estimated cost of Rs. 3,20,02,956/-**

To continue with the Government Policy, SAI decided to launch a scheme towards optimum utilization of infrastructure and vacant spaces in stadia named as Community Connect. This scheme is also aimed at promotion of Sports and healthy lifestyle among the citizens. Few new disciplines and some additional facilities for core sports as well as recreational sports are being developed so that more and more people can take participation in these facilities.

In the first phase, based on the availability of fund we have implemented some of the new sports facilities in existing Infrastructure which takes less time and minimum expenditure.

Now it is proposed to create Two (02) Golf Driving Range at Jawaharlal Nehru Stadium and Dr. Karni Singh Shooting Range at the estimated cost as given below:

1. The estimated cost for one(01) Golf Driving Range is Rs.1,60,01,478/-[Annexure- 4], thus the total estimated cost for two Golf Driving Range would be 3,20,02,956 (Rs.1,60,01,478 x 2). The works will be executed through public works organizations based on rate discovery.

**Approval of Finance Committee is solicited for**

Creation of Golf Driving Range one each at Jawaharlal Nehru Stadium and Dr. Karni Singh Shooting Range at total estimated cost of Rs. 3,20,02,956/- through PWOs based on rate discovery.



NATIONAL BUILDINGS CONSTRUCTION CORPORATION LIMITED  
(A Government of India Enterprise)  
SAI MAINTENANCE WORKS JLNS NEW DELHI - 110003

No. NBCC/JLNS/2013-2014/43

Date: - 23.1.2014

To,  
The Administrator,  
Sports Authority of India,  
JLNS Complex,  
New Delhi-110003

Sub:- Name of Work: Preliminary estimate for Golf Driving Range, JLN Stadium,  
New Delhi.


Sir,

Please find enclosed herewith the revised Preliminary estimate for Golf Driving Range, JLN Stadium, New Delhi For RS 16001478.00 with 10 metre high fencing. We are not dismantling the existing roads as proposed in the earlier estimate without fencing. Accordingly the cost has been revised.

You are requested to accord the Administrative/Financial approval for taking further necessary action at our end please.

Thanking You.

Yours Faithfully

  
(U.C. Tyagi) 23/1/14  
DGM(Engg.)

Encl:- As above

  
23/1/14



PRELIMINARY ESTIMATE - Golf Range  
SUMMARY OF COST

Sl. No	Description	Amount
1.	Part A - Fencing (10 Meter high)	10630506.23
3	Part B -Golf Range Structure	5370972.00
	<b>TOTAL AMOUNT</b>	<b>16001478.23</b>
	<b>Or say Grand Total</b>	<b>16001478.00</b>

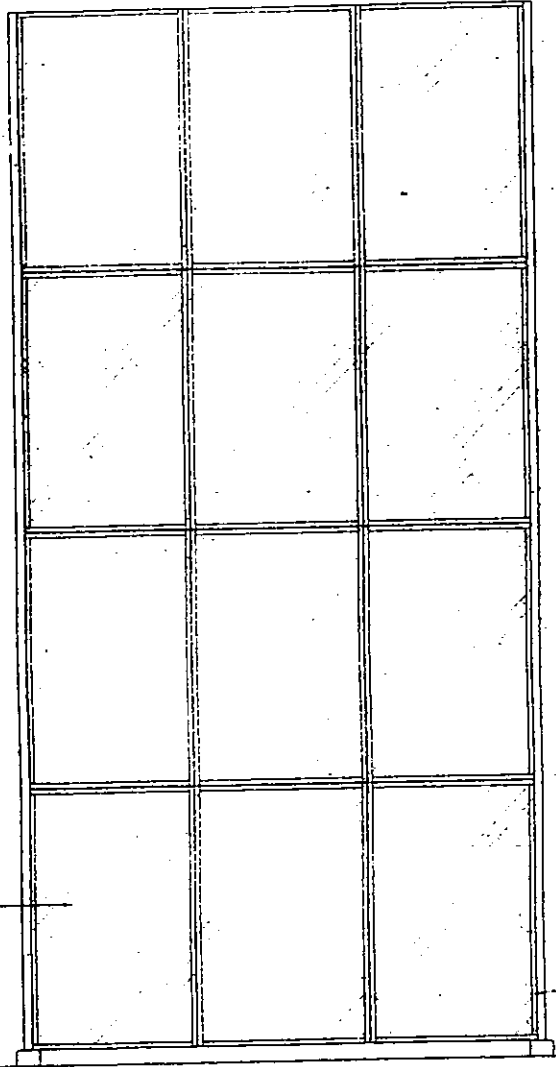
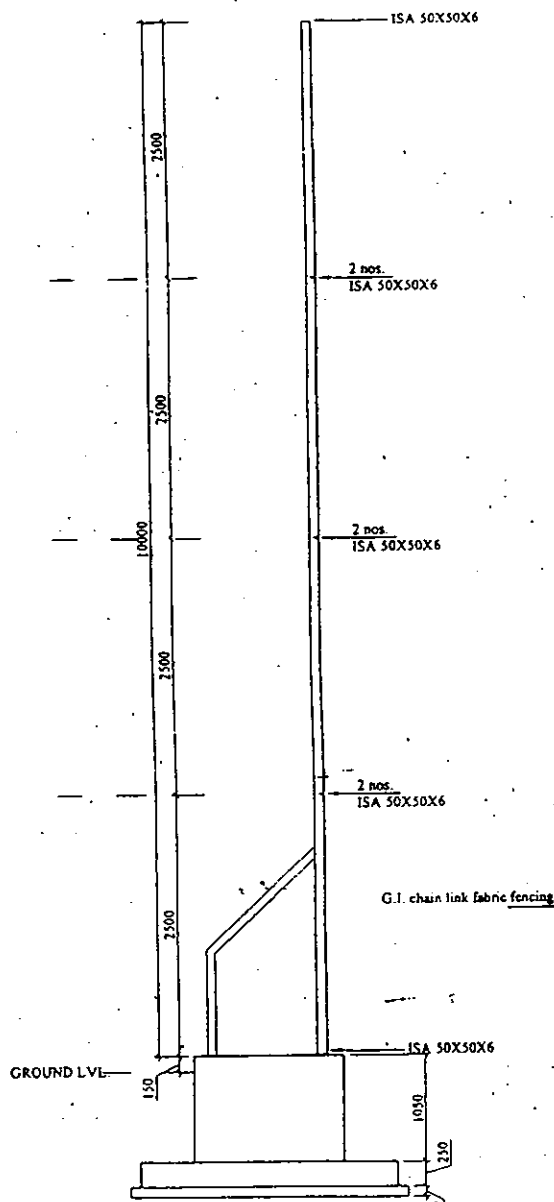
2  
2  
5  
8  
17  
36  
13

Sl. No.	Description	Qty	Unit	Rate	Amount
<b>QUANTITY FOR 5 METER (With MS Pipe structure)</b>					
2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift upto 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.	4.03	cum	148.25	598
2.8.1	All kinds of soil.	3	cum	101.50	264
2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift upto 1.5 m.				
4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :	0.14	cum	3920.65	565
4.1.8	1:4:8 (1 Cement : 4 coarse sand : 8 graded stone aggregate 40 mm nominal size)				
5.1	Providing and laying in position specified grade of reinforced cement concrete, excluding the cost of centering, shuttering, finishing and reinforcement - All work up to plinth level :	1.29	cum	5094.85	6560
5.1.2	1:1.5:3 (1 cement : 1.5 coarse sand : 3 graded stone aggregate 20 mm nominal size)				
5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete	103.20	kilogram	66.50	6863
5.22.6 & 5.22A.6	Thermo-Mechanically Treated bars				
10.2	Structural steel work riveted, bolted or welded in built up sections, trusses and framed work; including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer all complete.	460	kg.	73.65	33842
13.52	Finishing with Epoxy paint (two or more coats) at all locations prepared and applied as per manufacturer's specifications including appropriate priming coat, preparation of surface, etc. complete.	10	SQM.	109.80	1098
13.52.1	On steel work	50	SQM.	625.60	31280
16.71	Providing and fixing G.I. chain link fabric fencing of required width in mesh size 25x25 mm made of G.I. wire of dia 3 mm including strengthening with 2 mm dia wire or nuts, bolts and washers as required complete as per the direction of Engineer-in-charge.				81069
<b>COST FOR 5 METER FENCING</b>					16213.77
<b>COST FOR 1 METER FENCING</b>					80000
NS	Dismantling and Shifting of High Mast Electricity pole and stacking in position as per the direction of Engineer-in-charge.	1	LS	80000.00	80000
NS	Development of Lawns and Grassing, watering etc for Golf range area.	18000	sqm	50.00	900000
<b>COST FOR 520 METER FENCING</b>					8,431,161.72
<b>Total</b>					9,411,161.72
<b>ADD FOR CONTINGENCY @ 3% ON A</b>					252,934.85
<b>B</b>					9,664,096.58
<b>Add 1% Labour Cess</b>					96,640.97
<b>CENTAGE @10% ON B</b>					966,409.66
<b>Part A Fencing along Outside Boundary Wall</b>					10,630,506.23

**Golf Range**

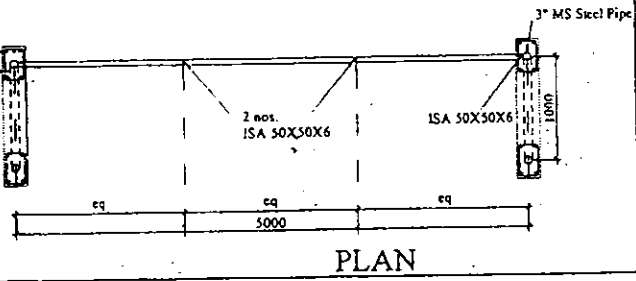
No. of Storeys = G  
 Total Covered Area = 160.00 sqm  
 Ground Floor Area = 160.00 sqm  
 Floor Height upto = 4.00 meter

S.No.	Ref DPAR 2012 item	Description	Area	Unit	Rate	Amount
1	1.0	RCC Framed structure				
	1.1.1 A	RCC Framed Structure Upto. Six Storeys Floor Height 3.35 mts	160.00	sqm	23500.00	3,760,000.00
2	1.2	Extra for				
	1.2.3	Every 0.3 meter additional height of floor above normal floor height of 3.35 meter (160 X 2) (0.3 + 0.3)	320.00	sqm	270.00	86,400.00
	1.2.8	Resisting Earthquake forces	160.00	sqm	1140.00	182,400.00
		<b>TOTAL CIVIL WORK</b>				<b>4,028,800.00</b>
3	3.0	Services				
	3.1	Internal water supply and Sanitary installation		%	4.0%	161,152.00
	3.3	Internal Electric Installation @ 12.5% on Total [1)		%	12.5%	503,600.00
		<b>TOTAL COST AS PER CPWD PLINTH AREA RATE</b>				<b>4,693,552.00</b>
		<b>Add 3% contigency</b>				<b>140806.56</b>
		<b>Total</b>				<b>4834358.56</b>
		<b>Add 1% Labour cess</b>				<b>48343.59</b>
		<b>Total</b>				<b>4882702.15</b>
		<b>Add 10 % NBCC Charges</b>				<b>488270.21</b>
		<b>Total</b>				<b>5370972.36</b>
		<b>Say</b>				<b>5370972.00</b>
<b>Part-B Golf range Structure</b>						<b>5,370,972.00</b>



TYPICAL ELEVATION

TYPICAL CROSS SECTION



PLAN

PROPOSED FENCING AT J.L.N. STADIUM  
FOR GOLF DRIVING RANGE OPT 2

## Agenda Item No. 5

### Approval for payment to M/s Feedback Ventures Pvt. Ltd, the Transaction Adviser (TA) under PPP Project

Feedback Ventures Pvt. Ltd vide letter dated 16.12.2013 has requested the Secretary (Sports) to release the due payment amounting Rs.33.60 lakhs towards milestone work carried out by the said firm. As directed, the matter was placed for the kind perusal of the Secretary (Sports) and the same was referred to Chairman, SAI. The Chairman has desired that the matter may be placed before Finance Committee of SAI. Accordingly, revised agenda is as follows:

M/s. Feedback Ventures Pvt. Ltd. was appointed as Transaction Advisor (TA), under PP Project for maintenance and operation of post-CWG 2010 legacy of 5 SAI Stadia in Delhi namely Jawaharlal Nehru Stadium, Indira Gandhi Sports Complex, Major Dhyana Chand National Stadium, Dr. Shyama Prasad Mukherjee Swimming Pool Complex and Dr. Karni Singh Shooting Ranges.

The Department of Economic Affairs, Ministry of Finance forwarded a list of 11 qualified firms who were allowed to participate in the bid. The selection of Transaction Advisor was done through an open bid process, out of these 11, M/s. Feedback Venture Pvt. Ltd. was emerged as the lowest bidder with a price bid of Rs.84,00,000/-(Rupees eighty four lakhs only) inclusive of service tax.

The appointment of M/s. Feedback Venture as TA was approved in the 56<sup>th</sup> Finance Committee Meetings held on 11<sup>th</sup> & 16<sup>th</sup> June, 2009 and 37<sup>th</sup> Governing Body Meeting on 24.07.2009. Accordingly, M/s Feedback Venture was appointed as TA and SAI entered into an agreement on 22.2.2010.

But due to inadequate response in pre-bid stage for selection of the concessionaires, the MYAS terminated the PPP process on 21.01.2011.

At the time of termination, TA (M/S Feedback Venture) had completed 4 stages of the work as described in the table above and forwarded the invoices to SAI for release of the due payment for the work done by them as per the schedule described in the agreement.

Out of which, the payment for the first two stages to the tune of Rs.8.40/- lakhs per stage (Total Rs.16.80/-lakhs) were released to M/S Feedback Ventures after the subsequent approval from the chairperson of the Executive Committee and the Empowered Committee in file.

But the payment of Rs.33.60/- lakhs for the third and fourth stages (Rs.16.80/- lakhs for each stage) of the work done by TA is still pending.

In Connection to the above, in the meeting of the Executive Committee (chaired by JS(Sports)) and Empowered Committee(chaired by Secretary(Sports)) held on 10.07.2012 and 11.09.2012 respectively, it was agreed to release the payment for the work done by TA.

It was also decided in the meeting as indicated by Financial Advisor (MYAS) that "SAI being an Autonomous Body, the payments can be made following the Delegation of Financial Powers. Since there was no delegation of powers to the Empowered Committee to approve the payments in this case, the appropriate body in SAI needs to take a view and release the due payments and the IFD (MYAS) could not comment on this issue".

It was also decided that after the detailed deliberations and considering that SAI is an Autonomous Body and is empowered to exercise and dispose of such proposals through their Finance Committee and Governing Body, the following decisions were taken:

1. SAI should place the matter of payments for the first two stages which have been released to the TA, to Finance Committee and Governing Body for obtaining ex-post facto approvals.
2. The empowered Committee recommends for the payment of 3<sup>rd</sup> and 4<sup>th</sup> stage of work carried out by the TA for Rs.16.80/- lakhs for each stage (Total of Rs. 33.60/- lakhs)
3. Both the above proposals (1 &2) may be placed before the Finance Committee and Governing Body of SAI.

Accordingly the above matter was placed before 62<sup>nd</sup> meeting of SAI Finance Committee held on 20<sup>th</sup> Dec., 2012 and it was differed by mentioning the following:

1. Information regarding the contractual obligation needs to be supported by inputs from the contract. The circumstances and legal /contractual issues involved at the time of termination of the agreement have not been indicated.
2. The scope of the contract also needs to be brought before the committee to indicate whether M/S Feedback ventures was or was not required to provide advice to SAI on market conditions.

The following are being submitted for the kind perusal of the Finance Committee.

a) **The Information regarding the circumstances/issues involved at the time of termination of the contract**

Subsequent to hiring of TA, presentation was made to the Minister and discussions were held with the Secretary (Sports) and the Director General, SAI. Based on this, TA prepared a draft feasibility report suggesting some revenue sources. As suggested by TA, it was decided to go for the two-bid process for the selection of the operators for each of the five stadia.

As a result we received a total of 19 applications from five parties/consortia.

Based on the screening of the applications by the TA, it was observed that

1. The bidders short listed by the TA, are primarily real estate/infrastructure companies without notable experience in Sports infrastructure Management or Sports promotion or sports entertainment.
2. Only five parties appear to have met eligibility criteria, out of which 3 have shown interest for all five stadia.
3. The revenue streams envisaged by the TA are not reflective of the sporting legacy objectives.
4. The projections relating to hiring charges in respect of SAI appear highly unrealistic
5. More observations in the draft RFP and Concession agreement

Subsequently, the discussions were held at the level of MYAS and the chairman Governing Body (SAI) (Dr. M.S. Gill). It was felt that given the inadequate response to bidding, the RFQ was not approved. Since the PPP exercise truncated at that stage and the services of the

Transaction Advisor terminated in accordance with the legal clause of termination (X) of the agreement which was entered into with them on 21.01.2011, vide which **the authority can terminate this agreement, if, at any stage of the implementation of this agreement the authority is of the view that continuation of the agreement will not be feasible or contrary to RFP or financially enviable by giving 15 days notice in advance to the second party i.e. Consortium** and accordingly orders were issued by SAI on 09.06.2011 to TA terminating the agreement.

**b) Information regarding Contractual obligations and Scope of Work**

As per agreement, both the parties i.e. SAI and the consortium, M/s. Feedback Venture had agreed to work as per the following contractual obligations.

The Consortium (M/s. Feedback Venture Pvt. Ltd.) has agreed to provide its consultancy services to the Authority (Sports Authority of India) in relation to the Project (Implementing the PPP model for Management and Operations Programme (MOPP) for the five SAI stadia in Delhi) and the scope of work of the Consortium which is divided in the following two phases:

**PHASE-1 – TRANSACTION STRUCTURING**

The Consortium shall undertake a feasibility study consisting of transaction structuring. Various options with respect to the public and private sector co-operation will be investigated taking into consideration the dynamics, costs and resource requirements for the Commonwealth Games 2010 and thereafter the Consortium shall provide the most optimal/best suited models along with a financial model, solution options available and recommended structure.

The Consortium shall prepare and present a comprehensive feasibility report, by using the Government of India project preparation/feasibility guidelines for PPP Projects.

**PHASE-2 – TRANSACTION IMPLEMENTATION**

Assisted by the Authority, the Consortium shall manage the marketing of the Project, and be responsible for coordinating project development with potential investors. To this end, the Consortium shall prepare and finalize competitive bidding documents, arrange pre-bid meetings, finalization of documentation, bidding and closing of the project.

Final Concession Agreement for the implementation of the envisaged Project, based on the agreed PPP modality. In this regard the standardized contractual provisions devised by Government of India shall be conformed to the extent possible.

The Consortium shall be responsible for marketing of the project to a wide universe of investors and all related advertisements, and for which the consortium will provide adequate experienced personnel and subcontractors, capable of and devoted to the successful accomplishment of work to be performed under this contract. The specific individuals will be assigned for the key positions and titles, agreed job descriptions, qualification of the key personnel and subcontractors of the consortium are as per the RFP document prepaid for selection of TA and shall not be removed or replaced without the consent of the authority.

The costs related to advertisements alone will be borne by the Authority and will be issued in the name of the Ministry of Youth Affairs and sports. All such costs would require prior approval of the authority before being incurred.

## PAYMENT SCHEDULE

Remuneration of the consortium shall be made in the term of 'Transaction Fee' of Rs. 84,00,000/- (Rupees Eighty Four Lakh Only), as mentioned in the RFP subject to approval by the Two Committees such as the Executive Committee headed by the Joint Secretary (Sports), MYAS and the Empowered Committee, headed by the Secretary (Sports), MYAS were constituted by the then Hon'ble Minister of Youth Affairs and Sports vide order dated February 3, 2010 to evaluate the work done by TA and to release the payments as per following agreed mile stones.

The detail of the payment schedule agreed in the agreement is as under:

S. No.	Description of Activity	Payment
1	On acceptance of inspection report	10% of Transaction Fee(Rs.8,40,000/-)
2	On acceptance of Draft DFR	10% Transaction fee (Rs.8,40,000/-)
3	On approval of final DFR	20% of transaction fee(Rs.16,80,000/-)
4	On approval of RFQ Documents	20% of Transaction fee(Rs.16,80,000/-)
5	On Completion of evaluation of Tenders	10% of Transaction fee(Rs.8,40,000/-)
6	On issuance of LOA to concessionaire	20% of Transaction fee(Rs.16,80,000/-)
7	On commencement of operation	10% of Transaction fee(Rs.8,40,000/-)

### **Approval of the Finance Committee is solicited for**

1. Ex-post facto concurrence for the payment of Rs. 16.80 lakhs which have been released to the TA (M/s. Feedback Venture Pvt. Ltd) on the account of work carried out for the first and second stage as per the agreement.
2. For release of the payment of 3<sup>rd</sup> and 4<sup>th</sup> stage of work carried out by the TA for total of Rs. 33.60/- lakhs (Rs.16.80/- lakhs for each stage) as per the agreement.