



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/117<sup>th</sup> FC/2023-24

Date: 16<sup>th</sup> September 2023

**Sub: 117<sup>th</sup> Meeting of Finance Committee of SAI**

The 117<sup>th</sup> Meeting of Finance Committee of Sports Authority of India is scheduled to be held on 19<sup>th</sup> September (Tuesday) at 11.00 a.m. under the Chairpersonship of Secretary (Sports), Ministry of Youth Affairs & Sports in the Chamber of Secretary (Sports), Ministry of Youth Affairs & Sports, Shastri Bhawan, New Delhi.

The agenda papers for the said meeting are enclosed.

You are requested to kindly make it convenient to attend the meeting.

  
(Shailesh Rajan)  
Executive Director (Finance) &  
Member Secretary, Finance Committee

To,

- 1 Shri Sanjay Prasad, Additional Secretary (Expenditure), Ministry of Finance, North Block, New Delhi
- 2 Shri Sandip Pradhan, Director General, SAI
- 3 Shri Sanjay Rastogi, AS & FA, MYAS
- 4 Shri Kunal, Joint Secretary (Sports), MYAS, Shastri Bhawan, New Delhi
- 5 Shri Vishnu Kant Tiwari, Secretary, SAI
- 6 Col Raj Singh Bishnoi (Retd.), Sr. Executive Director (Academics), NSNIS, Patiala

**Copy to: PPS to Secretary (Sports), Shastri Bhawan, New Delhi**



**117<sup>th</sup> Meeting of the Finance Committee**

**Agenda Papers**

**Date/Time : 19<sup>th</sup> September 2023 (Tuesday) / 11.00 a.m.**  
**Venue : Chamber of Secretary (Sports)**  
**Shastri Bhawan**  
**New Delhi**

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**Agenda Item No.1**

**Confirmation of the Minutes of the 116<sup>th</sup> Meeting of the Finance Committee of Sports Authority of India (SAI) held on August 22, 2023**

The Minutes of the 116<sup>th</sup> Meeting of Finance Committee of SAI were circulated vide Circular No. 6(28)/SAI/B&F/116<sup>th</sup> FC/2023-24 dated 25<sup>th</sup> August 2023.

**Since no comments have been received, thereafter, Finance Committee may kindly confirm the minutes.**

Agenda Item No.2

Action Taken Report on the decisions taken in the 116<sup>th</sup> Meeting of the Finance Committee of SAI held on August 22, 2023

Item No.	Item	Decision	Action Taken
3	Construction of 100 Bedded Girls Hostel at Puducherry	<p>The Committee was informed that the 48<sup>th</sup> GB had approved the project and the Administrative Approval (A/A) of Rs.11.85 crore under the SAI Block Grants Capital Head was issued to M/s WAPCOS on 15/05/2017. M/s WAPCOS floated the tender and awarded the work for Rs.10,50,34,603. Furniture component was tendered separately, but was within the A/A and E/S of Rs.11.85 crore. The Hostel stands completed in 2021, and was inaugurated by the Hon'ble Prime Minister of India. However, based on the recommendations of the local Project Management Group (PMG), (which comprises of RD and other SAI officials), additional items beyond the A/A and E/S of Rs.11.85 crore, which included expansion of kitchen area, open shade for clothes drying, watch tower for security guard, grills on ground floor windows etc. costing additional Rs.45,38,645/- were executed along with the project, as these items was found essential for a Girls' Hostel as the bare minimum and inescapable.</p> <p>In this regard, it is observed that not only in this project, but in several other infrastructure projects in SAI, the local PMG, which was essentially constituted to ensure proper monitoring and timely completion of the project, has been getting extra work done and due approval of the competent authority</p>	<p>The agenda is placed in the 58<sup>th</sup> Governing Body Meeting of SAI for approval.</p>

		<p>has not been obtained prior to starting work on the additional items. This practice is not as per the established norms and needs to be completely stopped. Any additional items beyond the A/A &amp; E/S of a project must be duly approved by the competent authority every time. The Committee, in view of the functional necessity and considering that the hostel is operational etc., recommended post facto approval of the additional work amounting to Rs.45,38,645/- (including GST and PMC charges), thus taking the total cost of Rs.11,21,06,954/- (all inclusive), for placing it before the GB of SAI. The Committee also advises DG, SAI to issue immediate instructions disbanding the PMG system and instead, putting in place a proper SOP for due monitoring and supervision of projects at the local level by the SAI officials.</p>	
4	<p>Construction of 300 Bedded Hostel at Dr. KSSR, Tughlakabad, New Delhi</p>	<p>The Committee deliberated on the item and expressed displeasure over the fact that the construction agency, M/s NBCC Ltd., has finalised construction drawings duly vetted by IIT after tendering and placement of work order. The Committee is of the view that finalisation of construction drawings, necessary soil testing and other site condition evaluation is to be done before estimation and tendering.</p> <p>The Committee observed that the subsequent deviations could have been avoided had M/s NBCC prepared the project estimate after vetting of drawing by IIT, soil testing etc. and observed that deviation as well as substantial increase in cost of project has also</p>	<p>The agenda is placed in the 58<sup>th</sup> Governing Body Meeting of SAI for approval.</p>

		<p>happened in other infra works being executed by M/s NBCC. DG, SAI may follow up on the matter by holding review meetings, as also by taking up the matter in writing to M/s NBCC Limited.</p> <p>The Committee observed that M/s NBCC Ltd. has intimated vide its letter dated 05.06.2023, that the occurrence of deviation and inclusion of extra/substitute items is due to technical reasons (site conditions and as per finalised drawings). The deviation items and extra/ substitute items are already approved in the scope of work. The said work is approved by DPAC in 2019 and is under execution.</p> <p>In view of the above and with the above observations, the Committee concurred the revised cost of project at Rs. 25,49,85,318/- (inclusive all)) and recommended to place this proposal in the GB for approval.</p>	
5	Construction of 330 Bed Hostel at SAI, NSSC, Bangalore	<p>The Committee deliberated on the item and expressed displeasure over execution of additional work on the recommendation of the local PMG without permission from competent authority. The Committee instructed that an explanation to be called from the concerned SAI Regional Director regarding these decisions and for getting execution done of work beyond the approved scope of work like construction of cement concrete road in place of bituminous road, and that the explanation may be duly examined by DG, SAI.</p> <p>The Committee observed that the construction agency, M/s HSCL Ltd., vide its letter dated</p>	<p>The agenda is placed in the 58<sup>th</sup> Governing Body Meeting of SAI for approval.</p>

		<p>14.06.2023, requested to accord approval of additional financial implication of Rs. 4,22,04,978/- for deviation, substitution and extra items. The work is now under execution.</p> <p>The Committee further observed that the Bangalore Centre of SAI is a very important Centre and conducts training activities and camps throughout the year. Considering the requirement of accommodation for athletes, the 330 bedded hostel project was approved by the 54<sup>th</sup> GB in 2021. Since the project is under execution and is necessary for the development of athletes at the centre, the Committee concurred with the total cost of the project 28,72,71,779/- (all inclusive) with the above observations and recommended to place this proposal in GB for approval with these observations.</p> <p>In this regard, the recommendation of the Committee given at the minutes of Agenda No.3 (construction of 100 bedded Girls Hostel at Puducherry) may be referred to and followed with regard to this project also</p>	
6	Procurement for Sports Kits/Apparels for Upcoming Khelo India Games and NCOES	The Committee concurred the proposal and recommended it to be placed before the GB for approval.	The agenda is placed in the 58 <sup>th</sup> Governing Body Meeting of SAI for approval.
7	Utilization of unutilized infrastructure of SAI Stadia	The Committee concurred the proposal and recommended it to be placed before the GB for approval.	The agenda is placed in the 58 <sup>th</sup> Governing Body Meeting of SAI for approval.
	<b>Other Issues</b>		
1	The Committee deliberated over the recent placement of insurance rate contract		Agenda will be placed in FC meeting.



<p>on M/s Cholamandalam at the rate of Rs. 5,390.24/- for Medical Insurance and Rs. 263.14/- for Personal Accidental Policy (total Rs. 5653.38) after obtaining the approval from the competent authority.</p> <p>As per the present norms for NCoE, Rs. 5,000/- is fixed in total covering Medical Insurance, Personal Accidental Policy, Age Verification Test, OPD treatment, Misc. &amp; contingency expenses. For STCs, it is Rs. 12,000/- in total covering Medical Insurance, Accidental Policy, Sports Kit, Competition Exposure, Educational Expenses. Hence, these norms need to be revised/increased keeping in view the insurance contract rate, increase in cost of other elements due to inflation.</p> <p>Hence, the Committee directed that a detailed agenda for revision of norms for NCoEs and STCs be placed in the next Meeting. However, in the meantime, payment for insurance may be done as per the</p>		
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	<p>recent rate contract finalized @ Rs.5,653.38/- (including medical insurance and accidental policy) to provide Insurance coverage to all <i>bonafide</i> players &amp; support staffs.</p>		
2	<p>The Committee deliberated that a consultant needs to be hired for the work related to India's possible bid to host the summer Olympics 2036. The anticipated expenditure is Rs. 02 crore (approx.) for payment to the consultant. This expenditure is to be met from the SAI IR. The Committee directed that a detail agenda for the same to be prepared for further deliberation and decision.</p>		<p>Agenda will be placed in FC meeting.</p>

### Agenda Item No.3

#### Replacement of Synthetic Athletic Track at JLN Stadium: Supplementary work of settlement rectification

The Replacement of Synthetic Athletic Track at JLN Stadium, with an estimate of Rs. 7.00 Crore was prepared by empaneled agency M/s WAPCOS Ltd. got sanctioned by DPAC Khelo India, MYA&S under Khelo India Scheme on 24.05.2017.

An Administrative Approval and Expenditure Sanction was issued to M/s WAPCOS Ltd. dated 03.07.2017. The work was awarded by M/s WAPCOS Ltd. to M/s Advance Sports technologies in May 2019 for Rs. 7.37 Crore on L1 quoted amount, including PMC charges owing to delay in site handing over due Khelo India games in 2018. The revised cost was approved by Competent Authority of SAI. However, owing and further delay due to Indian Super League bookings, work has started in February 2020. The work was delayed again due to covid 19 lockdown and was resumed in May 2020. In May 2021 M/s WAPCOS Ltd. had intimated that the work of playing area is almost completed. In Aug - Sep, 2021, Consequent to heavy rains, the depression was seen on the Western side non-playing side of the track, which gradually moved inside the new laid track also. In October, 2021, subsequently minor undulations were seen on the Eastern side of the newly laid track along underground tunnel in field of play.

Considering the alarming situation, CPWD was asked to undertake work to resolve this issue hiring a third-party expert i.e. IIT Guwahati to carry out an investigation to find out the root cause and resolution of undulation in track. IIT Guwahati has conducted the study and submitted the detailed report. On the basis of the same CPWD submitted an estimate of Rs. 12,11,96,800/- for resolving the issue. Since the proposal is of huge liability and as the Stadium is under consideration for redevelopment under PPP, a meeting was convened between CPWD, stadia division and infra division in April 2023 and an alternate economical proposal demanded from CPWD. However, CPWD conveyed that no alternate proposal could be explored.

In the meantime, Khelo India Division has intimated on 04.08.23 for conduct of 1st edition of Khelo India Para Games (from 8<sup>th</sup> December 2023 onwards) and requested to share the current condition of the venue readiness regarding the Track & Field in the Main Arena of JNS.

In this respect, a meeting was held under the Chairmanship of Administrator, JNS with WAPCOS and AFI Representative on 07.08.2023 and further under chairmanship of Secretary to explore an economical solution for the problem. WAPCOS has intimated that the estimate for an economical solution for rectification could be submitted.

M/s WAPCOS has submitted the supplementary estimate, and Part-1 of which covers the following works and conditions.

#### **Part-1: Rectification of Playing & Non-playing area along underground tunnel**

The estimated cost of above work is Rs. 1,44,12,493/- including GST & PMC charges. The estimate is prepared with all considerations and PMC for technicality to tackle the settlement along the underground tunnel up to 7.5 m width from the wall of tunnel with the presumption that in future, settlement will not be occurred in this rectified area (**attached as Annexure –**

A).

As per form - 65 submitted by WAPCOS, the expenditure of Rs 6,97,36,355 has already been incurred against sanctioned cost of Rs.7,37,00,000/-. Rs. 39,63,645/- are remaining in this project unutilized. Therefore, additional sanction of Rs.1,04,48,848/- (1,44,12,493 - 39,63,645) is required over and above the sanctioned cost to execute Part-1 of the estimate.

The total cost of the Project would be Rs. 8,41,48,848/-. The additional amount to be incurred over the sanctioned cost is proposed to be booked under the head of SAI Grants/ I.R of SAI.

*Concurrence is solicited from Finance committee for approval of Revised Cost of Rs. 8,41,48,848/- including all charges (additional sanction of Rs.1,04,48,848/- above the sanctioned cost of Rs.7,37,00,000/-) for the project of Replacement of Synthetic Athletic Track at JLN Stadium including settlement rectification works.*

No. WAP/CMU-I/SAI/JLNS-Track/2023-24/ 3 50

Date: 25.08.2023

To,  
The Director (Infra)  
Sports Authority of India,  
JLN Stadium Complex,  
Lodhi Road, New Delhi- 110003

Sub.: Relaying of IAAF (now "WA" ) Class-1 Synthetic Athletic Track (Full Pur-in-Situ) and Allied works at JLN Stadium, New Delhi- Revised Supplementary Estimate reg.

Ref.:

1. Our letter no. WAP/CMU-I/SAI/JLNS-Track/2022-23/8432 dated 06.03.2023
2. SAI letter no. 01-11001(04)/1/2021-HO-Infra Division/2233 dated 04.06.2023
3. SAI letter no. SAI/JNS/SA/ATHLETICTRACK/CPWD/2023-24 dated 26.06.2023
4. Our letter no. WAP/CMU-I/SAI/JLNS-Track/2023-24/171 dated 30.06.2023

Sir,

This is in continuation of WAPCOS earlier letter no. No. WAP/CMU-I/SAI/JLNS-Track/2023-24/330 dated 16.08.2023 addressed to Administrator, JLN Stadium and meeting at SAI HQ on 24-08-2023 in the Chairmanship of Secretary (SAI) in presence of Director (Infra) and partner of M/s Advance Sports Technologies LLP.

As per the discussion and deliberation in the meeting, Contractor, M/s Advance Sports has submitted the revised estimate vide letter dated 25.08.2023 and reduced the overall rates by 26.57 %. The letter of Contractor along with estimate is enclosed at Annex-I.

As per the estimate submitted by M/s Advance Sport, the Revised Supplementary Estimate is enclosed at Annex-II supported with estimate submitted by Advance Sport. There is discount of 28.498% in comparison of earlier submitted estimate on 16.08.2023. The brief about earlier submitted estimate and revised estimate is as follows:

SN	Particulars	Earlier submitted by WAPCOS on 16-8-2023	Revised estimate as per meeting in SAI on 24-08-2023
Part-1	Rectification of Playing & Non-playing area of along the underground tunnel	1,64,78,875	1,04,48,848
Part-2	Relaying of top layer in balance Non Playing Area	3,81,38,408	2,86,03,806
	Total i/c GST & PMC	5,46,17,284	3,90,52,654
	Overall Discount	28.498 %	



As submitted earlier, the revised supplementary estimate covers the following Scope of work and conditions:

**Part-1: Rectification of Playing & Non-playing area along underground tunnel**

As per direction of SAI vide letter at Sr. No. 3 and various meetings and after final site visit on 07.08.2023, it was finalised to make the track functional for the sports events and submit the Supplementary Estimate considering following methodology to tackle the settlement along the length of the tunnel.

1. Cut the existing athletic track material on both sides of tunnel upto 8 m width at east & west side of ground (Area marked in the attached drawing as "Part - A" at Annex-III). It is also decided that do not excavate / disturb the area of football field inside the athletic track.
2. Excavation of already filled soil upto 2.5 m depth on both sides of tunnel upto 7.5 m width at east & west side of ground.
3. Compaction of excavated earth in layers of 180 mm upto 1.8 m by roller. After that 300 mm GSB will be laid in 2 layers along with the compaction with roller.
4. Over compacted GSB, 150 mm layer of Dry Lean Concrete and 100 mm PCC will be laid.
5. After that 150 mm VDF concrete flooring with steel reinforcement cement will be laid.
6. Finally, importing and laying Synthetic Athletic Track surface of 14-15 mm thick and line marking. The IAAF approved make "Rekortan" will be used in works, to match properties, specifications and colour of earlier laid track, as earlier "Rekortan" was used by M/s Advance Sport.

The revised estimated cost of above work is Rs. 1,44,12,493/- including GST & PMC for "Part-1". The estimate is prepared with all considerations and technicality to tackle the settlement along the underground tunnel (upto 7.5 m width from the wall of tunnel at shown in drawings at Annex-III) with the presumption that in future, settlement will not be occurred in this rectified area i.e. "Area- A", however the guarantee for no further settlement cannot be assured in future as present scope of work cover restricted area along the tunnel. The future settlement, outside the covered area in Annex-III, is not in our scope of work and not considered in this estimate.

As per the contract with M/s Advance Sports, the IAAF approved Class-I certificate is to be provided. Contractor, in their letter has also informed that as per the detailed survey done on already laid track in playing area (which was completed in March, 2021), there are some minor settlements noticed in the playing area of track due to settlement of track near the surrounding inner drains which is not their fault. Contractor intimated that as per the present condition, it is not possible to get the Class-I certification, however, Class-II certificate will be provided and efforts will also be made to get the Class-I certification, if possible. If Contractor provide Class-II certification, then amount of about Rs. 5 to 6 lacs which is the approx. fees of Class-I certification, will be deducted from final bill. The details of the same will be submitted the Contractor later.



As per UC submitted along with letter dated 06.03.2023, the expenditure of Rs. 6,97,36,355/- has already been incurred against sanctioned cost of Rs. 7,37,00,000/- and Rs. 39,63,645/- is still unutilized & with SAI. Therefore, additional sanction of Rs.1,04,48,848/- (1,44,12,493 - 39,63,645) is required over the sanctioned cost to execute **Part-1**. The already submitted UC is attached at **Annex-IV** for your ready reference.

**Part-2: Non-Playing Area (Area about 5844 Sqm)**

After repair of the Playing & non-playing area along the length of underground tunnel, the balance non-playing area is about 5844 Sqm. As per the discussion and direction given during site visit and meeting, the work of non-playing area still to be taken to look the whole track aesthetically good as per following scope of work:

1. Removal of existing top layer of minimum 4 mm thickness by rubber grinding machine.
2. Repair of patch work including dismantling, if any, laying of concreting/ bitumen for repair, laying of SBR rubber.
3. Importing and laying of top layer of 4mm EPDM to make the track surface and match with the existing slope.

The estimated cost of balance non-playing area is Rs. 2,86,03,806/- including GST & PMC for "**Part-2**". The estimate is prepared only for Relaying of top layer of 4mm EPDM with patch repair and no earth works below the SBR are considered.

As discussed in the meeting, full efforts will be made to complete the work of Part-1 upto 8<sup>th</sup> December, 2023, if approval is provided within 2-3 days as material is to be imported from US / Europe which will take minimum 2.5 months' time and 20 days will be required for laying the track. The work of Part-2 will be taken after the sports event on 8<sup>th</sup> December 2023, if it is approved by SAI.

Regards,

Encl. As Above.

Copy to:

**Secretary (SAI)**, JLN Stadium Complex, New Delhi- For further direction and its approval.



Yours faithfully

(P.K Agrawal)

Sr. General Manager



# Advanced Sport Technologies LLP

## Annex-I

Date: 25/08/2023

To,  
The Senior General Manager  
Construction Management Unit-I  
WAPCOS Limited  
Plot no. 148, Sector-44  
Gurugram, Haryana-122003

Sub.: Relaying of IAAF (now "WA" )Class-1 Synthetic Athletic Track (Full Pur-in-Situ) and Allied works at JLN Stadium, New Delhi- **Revised Estimate reg.**

Dear Sir,

Earlier we have submitted the estimate of Rs. 1,68,22,849 /- excl. GST for Rectification of Playing & Non-playing area along underground tunnel including earth works and estimate of Rs. 3,13,85,400/- excl. GST for balance work of Non-Playing Area and total cost was Rs. 5,68,85,734/- including 18% GST, as per DSR-2021 and prevailing market rate for Athletic Track material including escalation & appreciation in USD in consultation with WAPCOS.

After discussion held in the meeting on 24-08-2023 in the Chairmanship of Secretary (SAI) at SAI HQ in presence of Director (Infra) & Sr. General Manager, WAPCOS, we are drastically reducing the cost of works in view of long association with SAI Works, interest of the work and upcoming sports events in JLN stadium. We have taken the rates of DSR items as per the provision in our Contract Agreement with WAPCOS and offer 25% Discount for the work of playing area and non-playing area. The comparison table with earlier submitted estimate are as follow

SN	Particular	Earlier submitted by WAPCOS on 16-8-23	Current estimate after meeting in SAI on 24-08-2023
1	Rectification of Playing & Non-playing area along underground tunnel	1,68,22,849 (Rs. 72 Lakhs for Civil and Rs. 96 lakhs for Track)	1,18,60,533 (Rs. 46 Lakhs for Civil and Rs. 73 lakhs for Track)
2	Relaying of top layer in balance Non Playing Area	3,13,85,400	2,35,39,050
3	<b>Total</b>	<b>4,82,08,249</b>	<b>3,53,99,583</b>
	add 18% GST	86,77,485	63,71,925
	<b>Total including GST</b>	<b>5,68,85,734</b>	<b>4,17,71,508</b>
	<b>Overall Discount in %</b>		<b>26.57 %</b>





## Advanced Sport Technologies LLP

As per above table we are giving overall 26.6% discount and detailed estimate is enclosed at Enclosure-I. It is also submitted that these rates are not workable specially in case of Athletic Track material due to appreciation of exchange rate of USD from Rs. 69.90 in 2016 to Rs. 83.40 at present (20.7% increase) and 4 years escalation of cost (about 28% escalation) as earlier estimate was framed in 2019.

As discussed in meeting and informed, the rectification works around the tunnel are being done as per the direction of SAI & WAPCOS and full care will be taken technically during execution of work to avoid any further settlement in the considered area in this estimate, however, the Guarantee of no further settlement cannot be assured due to localised treatment of settlement in restricted cost of Rs. 46 lakhs only.

As per the contract we have to provide IAAF approved Class-I certificate. Recently, detailed survey of already laid track in playing area (completed in March, 2021) was carried out in presence of our team and WAPCOS, as per the level received there is some minor settlements noticed in the playing area due to settlement of track near the surrounding inner drains which is not our fault. As per the present condition, now it is not possible to get the Class-I certification. However, Class-II certificate will be provided by us. In spite of this, efforts will also be made to get the Class-I certification. If we provide Class-II certification, then amount of about Rs. 5 to 6 lacs which is the fees of class-I certification may be deducted from our final bill. The details of the same will be submitted to WAPCOS.

Accordingly, decision may be taken by WAPCOS and SAI to complete the work considering all the facts as per above.

Thanking you

For Advanced Sport Technologies LLP

(Rajiv K. Sharma)  
Designated Partner



Copy to:

1. The Secretary, SAI, JLN Stadium Complex, New Delhi
2. Director (Infra), SAI, JLN Stadium Complex, New Delhi

**Annex-II**

**Rectification of Playing & Non-playing area of Athletic Track at JLN Stadium**

SN	Particulars	Estimate Submitted vide letter dated 16.08.2023 (In Rs.)	Current estimate after meeting in SAI on 24-08-2023
<b>Part-1</b>	Rectification of Playing & Non-playing area of along the underground tunnel upto 8 m width from the edge of Tunnel of 4 sides and up to 2.5 m depth. The football playing area between the track is not considered in the estimate.	<b>1,68,22,849</b>	<b>1,18,60,533</b>
	Add 18% GST	30,28,113	21,34,896
	Add PMC @ 2.98%	5,01,321	3,53,444
	Add GST @ 18% on PMC	90,238	63,620
<b>A</b>	<b>Total of Part-1</b>	<b>2,04,42,520</b>	<b>1,44,12,493</b>
<b>B</b>	Unutilised fund against the sanctioned cost of Rs. 7.37 Crore due to non execution of part work of non playing area	<b>39,63,645</b>	<b>39,63,645</b>
<b>C</b>	Fund required to executed Part-1, above the sanctioned cost of Rs. 7.37 Crore (A-B)	<b>1,64,78,875</b>	<b>1,04,48,848</b>
<b>Part-2</b>	<b>BOQ for the Laying of top layer of 4 mm EPDM Rubber in Non-playing area including Repair of Patches</b>	<b>3,13,85,400</b>	<b>2,35,39,050</b>
	Add 18% GST	56,49,372	42,37,029
	Add PMC @ 2.98%	9,35,285	7,01,464
	Add GST @ 18% on PMC	1,68,351	1,26,263
<b>D</b>	<b>Total of Part-2</b>	<b>3,81,38,408</b>	<b>2,86,03,806</b>
	<b>Additional Sacntion required to execute Part-1 &amp; Part-2 over the sanctioned cost of Rs. 7.37 Cr. (C+D)</b>	<b>5,46,17,284</b>	<b>3,90,52,654</b>
	<b>Overall Discount (in %age)</b>		<b>28.498</b>

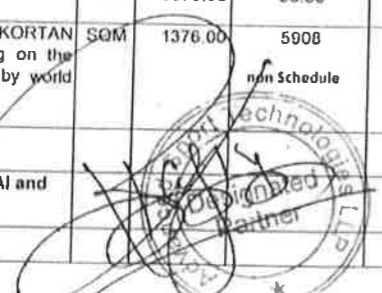
Rectification of Playing & Non-playing area of Athletic Track at JLN Stadium

SN	Particulars	Amount (In Rs.)
Part-1	Rectification of Playing & Non-playing area of along the underground tunnel upto 8 m width from the edge of Tunnel of 4 sides and up to 2.5 m depth. The football playing area between the track is not considered in the estimate.	11,860,533
Part-2	BOQ for the Laying of top layer of 4 mm EPDM Rubber in Non-playing area including Repair of Patches	23,539,050
	Add 18% GST	6,371,925
	<b>Total cost Including 18% GST</b>	<b>41,771,508</b>

  
For Advance Sports Technologies LLP  
Designated Partner

**Part-1**  
**BOQ for Rectification of Playing & Non-playing area of along the underground tunnel upto 8 m width from the edge of Tunnel of 4 sides and up to 2.5 m depth.**

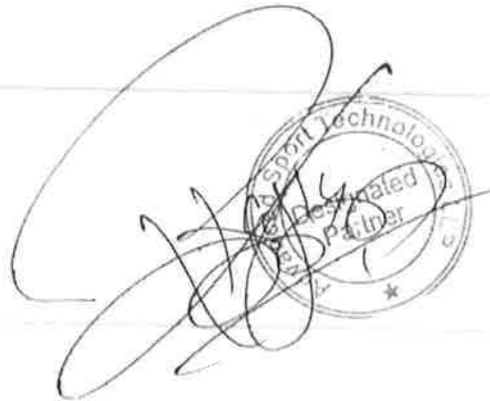
SL. NO.	DSR ITEM NO.	ITEM DESCRIPTION	UNIT	QTY.	Rate as per DSR 2016 l/c GST	Rate excl GST	Rate after Cost Index as on 2023 @28.43%	Amount
1	2	3	4	5	6	7=6X0.8929	8 =7*1.2843	9
	A	<b>CIVIL WORKS</b>						
1	NS	Removal of existing Athletic Track surface by using manual means up to BC surface and Disposal of the removed existing Synthetic athletic surface material from site as per the rules & regulations of NGT, Govt. of Delhi and Govt. of India including all costs, loading & unloading, all lead and lift and its transportation cost.						
1		4 sides of Athletic Track on both ends surrounding to the tunnel	SQM	1376.00	142.24 non Schedule	127.00	127 Same Tender rate	174,752
2	15.43	Dismantling manually/ by mechanical means including stacking of serviceable material and disposal of unserviceable material at safest designated site as per direction of Engineer-in-charge including all leads & lift.						
	15.43.2	Bituminous road	SQM	1290.00	177	158.04	202.98	261,838
3	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in-charge.						
	2.6.1	All kinds of soil	CUM	2418.75	125.95	112.46	144.43	349,348
4	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.	CUM					
		10 layers of earth fill each of 180 mm		1300.32	125.75	112.28	144.20	187,511
5	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-rolling the subgrade and disposal of surplus earth	SQM					
		11 layers of earth fill + 2 layer of GSB		9391.20	90.10	80.45	103.32	970,320
6	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tipper to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-In-Charge.						
	16.78.2	With material conforming to Grade-II (size range 53 mm to 0.075 mm) having CBR Value-25	CUM	361.20	2080.15	1857.37	2385.42	861,612
7	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer-in-charge.	CUM	180.60	3331.95	2975.10	3820.92	690,058
8	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 :						
	4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) : 8 graded stone aggregate 40 mm nominal size)	CUM	129.00	4478.15	3998.54	5135.33	662,457
9	16.75	Providing and laying C.C. pavement of mix M-25 with ready mixed concrete from batching plant. The ready mixed concrete shall be laid and finished with screed board vibrator, vacuum dewatering process and finally finished by floating, brooming with wire brush etc. complete as per specifications and directions of Engineer-in-charge including Panel Shuttering. Minimum Cement content will be 330 kg/cum.						
				193.50	6912.15	6171.86	7926.52	1,533,781
10	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.						
	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more	KG	9675.00	56.60	50.54	64.91	627,967
11	NS	Providing and laying Synthetic Athletic Track surface "REKORTAN M99" 15mm Thick (FULL PUR System) Incl. marking on the surface all completed as per specification laid down by world Athletics and as per direction of the Engineer-in-Charge.	SQM	1376.00	5908 non Schedule	5275.00	6900 Market Rate & exchange rate of USD	9,494,400
		<b>Total excl. GST &amp; PMC</b>						<b>16,814,045</b>
		<b>Less Discount of 25% as per the discussion with SAI and WAPCOS on 24-8-2023 in SAI HQ</b>						<b>3,953,511</b>
		<b>Total cost Excl. GST after discount</b>						<b>11,860,533</b>



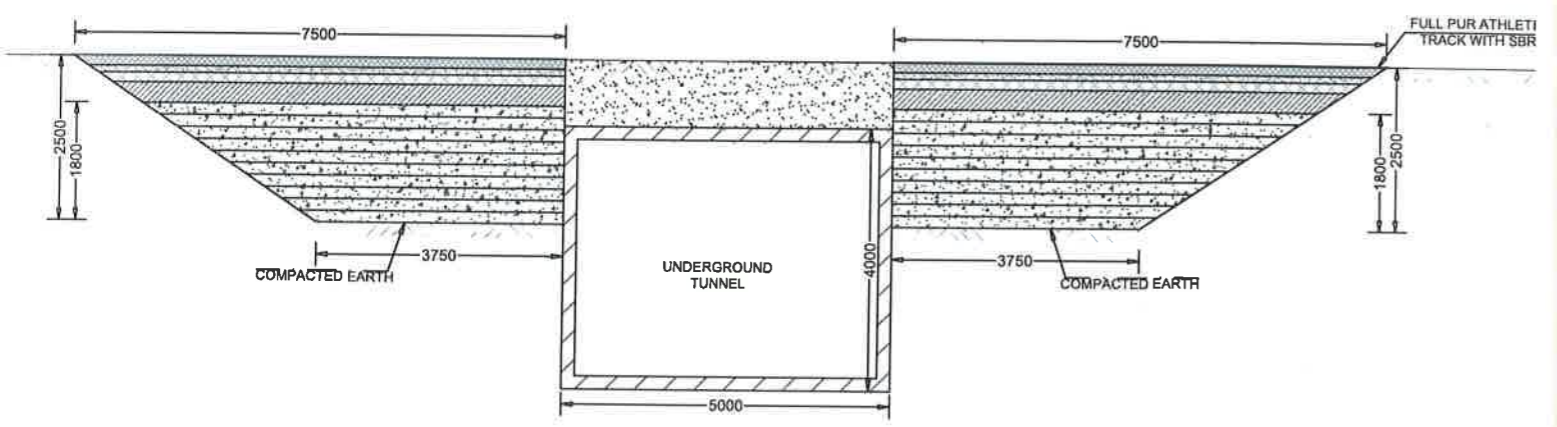
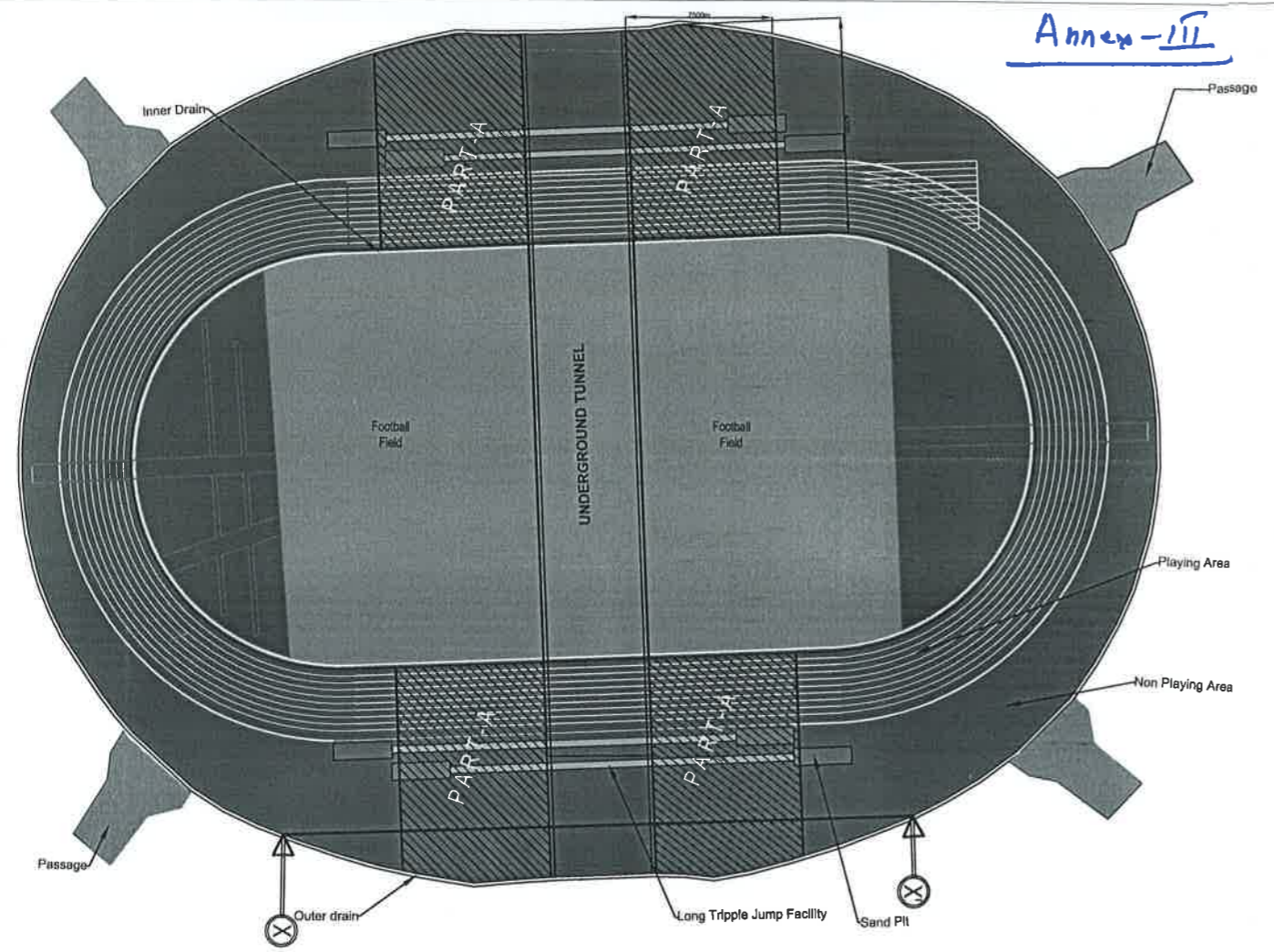
Part-2 - Balance Non Playing Area work

BOQ for the laying of top layer of 4 mm EPDM Rubber in Non-playing area including Repair of Patches

SN	ITEM DESCRIPTION	UNIT	QTY.	Rate excl. GST	Amount	Remark
1	Removal of existing top layer of minimum 4 mm thickness for non playing athletic track surface with using rubber grinding machine. all completed as per requirements and as per direction of the Engineer- in-Charge. Disposal of removed surface material / unserviceable material / wastage material / Scraped Material / Other material from site as per the rules and regulations of GGT/ Govt of delhi/ Govt of india including all cost , loading, unloading and all lead and lift and its transportation cost.as per requirements and as per direction of the Engineer- in-Charge.	Sqm	5844	350	2,045,400	New Item as per Change of scope of work
2	Repair of patch work including dismantling , if any, laying of concreting/ bitumen for repair, laying of SBR rubber including maintaining the slope upto best level as per instruction of engineer-in-charge and requirement of work.	Sqm	1170	2600	3,042,000	New Item as per Change of scope of work
3	Supplying and Laying of SBR with top layer of EPDM (topping of minimum 4mm thickness) after grinding/scrapping/cleaning in areas which are under depression to maintain standard slope towards the outer surrounding drain. The thickness of Athletic Track material should be sufficient to drain off water towards outer drain. Disposal of the removed existing athletic surface material/unserviceable/ wastage material/ scraped material/ other material from site as per the rules & regulations of NGT, Govt. of Delhi and Govt. of India including all costs, loading & unloading, all lead and lift and its transportation cost.	Sqm	5844	4500	26,298,000	New Item as per Change of scope of work
Total excl. GST & PMC					31,385,400	
Less Discount of 25% as per the discussion with SAI and WAPCOS on 24-8-2023 in SAI HQ					7,846,350	
Total cost Excl. GST after discount					23,539,050	



Annex-III



SECTION-X-X'

S No	SYMBOL	DESCRIPTION	DEPTH IN mm
1.	[Symbol]	VDF	150
2.	[Symbol]	PCC	100
3.	[Symbol]	DLC	150
4.	[Symbol]	GSB	300
5.	[Symbol]	GOOD EARTH (Each Layer)	180

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WAPCOS Ltd.  
(A GOVERNMENT OF INDIA UNDERTAKING)

PROJECT NAME: ATHLETIC TRACK AT JLN STADIUM

DRAWING TITLE: Section of Athletic Track Rectification work

WAP/CMU-I/JLNS/SEC-01 N.T.S. 16/08/202

UTILIZATION CERTIFICATE (FORM - 65)									
Replacement of Synthetic Athletic track at Jawahar Lal Nehru Stadium New Delhi									
S.No.	Name of work	Abstract of Work Transactions							
		A/A received (INR)	Code Head	Total Deposits Received up to this month (INR)	Expenditure (INR)	Expected Expenditure	Total Expenditure (INR)	Balance amount to be received (INR)	Balance find available with WAPCOS (INR)
1	Replacement of Synthetic Athletic track at J.L.N Stadium New Delhi	737,00,000		645,00,000			697,36,355	52,36,355	-52,36,355
2	Civil works - Awarded to M/s Advance Sport Technologies LLP								
a	RA-1				223,43,174				
	RA-2				52,91,804				
	RA-3				150,00,000				
	RA-4				132,22,956				
2a	Total				558,57,934				
b	Work completed. Bill is to be raised				42,88,541				
2b	Total				42,88,541				
3	Total of 2a + 2b				601,46,475				
4	GST @ 12% on 2a				67,02,952				
5	GST @ 18% on 2b				7,71,937				
6	WAPCOS PMC Charges @ 2.98% on 3				17,92,365				
7	GST @ 18% on 6				3,22,626				
	Grand Total	737,00,000		645,00,000	697,36,355		697,36,355	52,36,355	-52,36,355

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6/3/23

WAPCOS LIMITED

**Agenda Item No.4**

**Utilization of unutilized infrastructure of SAI Stadia**

The proposal for Utilization of Un-utilized/under-utilized infrastructure of SAI Centers on Highest Fixed Revenue basis (H1) for a period of contract of 3 years extendable by 2 years for JNS and 5 years extendable by 2 years for other stadia was approved in the 56<sup>th</sup> Meeting of the Governing Body of SAI with the directions that proposal received will be examined by the Internal Finance Committee (IFC) of SAI and recommended to Director General for approval for awarding the contracts. The GB agenda and minutes are enclosed as **Annexure I and II** respectively.

2. Subsequently, a Model Tender Template was circulated by Operations Division vide dated 26<sup>th</sup> December 2022. Based on the Model Tender Template and with the approval of Competent Authority, Request for Proposal (RFP) were invited for various facilities the following unutilized spaces in SAI Stadia:

SN	Name of Stadium and facility	Contract duration	Minimum base price (exclusive of taxes)
1	Weightlifting Auditorium at Jawaharlal Nehru Stadium (JNS)- 7850 sq. mt	3 years extendable by further 2 years	Rs. 1,25,00,000/-per quarter

3. In response to the RFP, bid was received which have been summarized as under. Accordingly, detailed technical evaluation of the bids as per the Eligibility Criteria was carried out by the duly constituted committees which recommended for opening of price bids of the qualified bidders as under:

SN	Name of Stadium and facility	Number of bids received	Number of bids qualified
1	Weightlifting Auditorium at Jawaharlal Nehru Stadium (JNS)- 7850 sq. mtr	01	01

4. Based on recommendations of TBEC and with the approval of the Competent Authority, the prices bid of the qualified bidder was opened and the rate quotes by the technically qualified bidder was evaluated by the duly constituted committee. Further, considering the tender being resultant H1 bidder and in order to ensure higher income for SAI, the Price Bid Evaluation Committee (PBEC) recommended the following H1 bidders for operation, management and maintenance of the facilities as under:



Sr. No.	Name of the facility	H1 bidder	Estimated base price	Proposed bid as fee (exclusive of taxes)
1	Weightlifting Auditorium at Jawaharlal Nehru Stadium (JNS)- 7850 sq.m	M/s Seven Seas Hospitality Private Limited.	Rs. 1,25,00,000/- Per Quarter	Rs. 1,76,75,000/- per quarter

5. As per the procedure prescribed for Selection of Agency for Operating Facilities: "After finalization of RFP, The Regional heads of different regional centres/Stadia Administrators may invite the RFP at their end and finalize the bid evaluation procedure from respective regional centres. However, the selection of service provider agencies/ coaches shall be done after prior approval of the competent authority. The Director General, SAI shall be the final approving authority for awarding work contracts. The proposal received will be examined by the Internal Finance Committee (IFC) of SAI and recommended to DG, SAI for approval."

6. The above proposals were concurred by the Finance Division of SAI and were placed before the Internal Finance Committee for concurrence before placing to DG, SAI for approval. The IFC has subsequently recommended the proposal for approval.

7. Although the Governing Body has authorized DG SAI to take a decision on the recommendation of duly appointed IFC, in the 116<sup>th</sup> FC, proposals were placed which were approved and subsequently recommended to be submitted to GB for approval. Accordingly, following proposal is being placed for consideration and approval of the FC:

(a) Appointing M/s Seven Seas Hospitality Private Limited as operator for operations, maintenance and management of Weightlifting Auditorium at JNS at Rs. 1,76,75,000/- per quarter exclusive of taxes for a period of 3 years extendable by 2 years.

**The proposals are placed before the 117<sup>th</sup> Finance Committee of SAI for information and guidance as it may deem appropriate.**

**Policy for Utilization of Un-Utilized Infrastructure of SAI Centres**

Sports Authority of India has vast infrastructure spread across the country catering to the requirement of its athletes from grass root to elite level. However, some of the sports infrastructure at various SAI Centres, being unidentified sports discipline, is not being used optimally.

In order to put this infrastructure to best possible utilization, the facilities at SAI Stadia in Delhi and other centres across India were made available to National Sports Federations, their affiliated units and to others, without charges (**Annexure - XII**). It has, however, been noticed that the footfall has not increased to the desired level.

Some of the sports infrastructure such as Tennis Courts, Swimming Pools, Squash Courts, Cricket Grounds are not in use as these disciplines have not been identified in the concerned NCOEs/STCs. Therefore, this infrastructure can be better utilised by involving various stakeholders including Private Partners, NGOs, sports federations/ associations, coaches etc. If done so, the footfall will be increased to a greater scale resulting to increased to revenue generation to SAI but will also mean saving on account of their maintenance.

It is also submitted for information of Governing Body that in pursuance to the approval of Governing Body, during its 42<sup>nd</sup> meeting held on 17.12.2013, an Expression of Interest was floated by SAI on 25.03.2014 inviting proposals for running sports facilities / discipline in SAI Stadia Delhi under Community Connect Scheme on revenue generation basis, with the aim to make various stadium multidisciplinary by making them open to citizens for recreation to maintain better health.

However, it could not fructify due to following reasons:-

- i. The Notice inviting Proposal mentioned about coaching fees to be fixed with mutual agreement between agency and SAI which went against the approval of Chairman, SAI according to which SAI had to fix coaching fees for each discipline.
- ii. The process suffered from shortcomings such as non – submission of required documents (service tax, registration number, achievement testimonial, etc) by the agencies.
- iii. The revenue expected to be generated by the prospective bidders was less than the expenditure incurred by SAI for provision of services. Moreover, there remained possibility of clash of timings affecting the ongoing activities under Come and Play Scheme.

Therefore, a proposal was submitted before FC, in its 102<sup>nd</sup> meeting held on 04.02.2022, for concurrence to float an Expression of Interest (**EOI**) in this connection. This process will be undertaken through a transparent bidding and on pilot basis in limited centres. Further it is

also proposed that with National and State sports body, the arrangements can be finalised without EOI on mutually agreed terms.

The FC has concurred that the proposal received should be examined by a duly constituted committee and directed that while submitting the proposal for approval of GB, details of draft policy, including facilities proposed for this purpose, may also be put up alongside (**Annexure - XIII**).

It is further proposed that since SAI has Internal Finance Committee (IFC) in place, that may be designated for the purpose.

Accordingly, a draft policy has been prepared with the following salient features:

1. The selection of service provider agency/ coach for operating the playing fields shall be done by the respective regional centre/stadia administrator by an open tender process through QCBS (Quality cum cost based selection) mode. The model RFP in this regard will be prepared by SAI HO and shared with regional heads to float the RFP at their end.
2. The coaching fee structure will be divided into general fee and concessional special fee. The general fee shall be applicable for all trainees except for trainees inducted under concessional special fee. The criteria and the concession value for special category concessional fee for certain percentage of athletes shall be finalized by SAI.
3. The slotting/booking for the Come and Play trainees shall be done in accordance with the pre-scheduled slots, during the time the service provider is not utilizing the facility. The revenue generated from the Come and play activity shall be 100% retained by SAI and shall not be shared with the Service provider agency/coach.
4. A differential revenue sharing model may be used as per the nature of the playing field. In all cases, a monthly fixed fee shall be applicable. The different revenue model shall include:
  - a) **Revenue sharing model (60:40)** -The revenue will be shared in the ratio of 60:40 under which 60% of the revenue will be retained by SAI and 40% will be transferred to service provider after deduction of taxes. In this case, a monthly fixed fee shall also be applicable and SAI shall be responsible for overall operation and maintenance of the playing fields. This model shall be applicable in case of playing field requiring high maintenance i.e. those playing fields where AMC/CAMC has already been done/ is required to be done by SAI. For e.g. Swimming Pool, Shooting etc.
  - b) **Revenue sharing model (50:50)**- The revenue will be shared in the ratio of 50:50 under which 50% of the revenue will be retained by SAI and 50% will be transferred to service provider after deduction of taxes. In this case, a monthly fixed fee shall also be applicable and SAI shall be responsible for overall operation and maintenance of the playing fields. This model shall be applicable in case of playing field not requiring high maintenance i.e.

those playing fields where AMC/CAMC is not be required to be done by SAI. For e.g. Grassy Court/Cemented Courts etc.

- c) **Revenue Sharing model (only on monthly fixed fee basis)** - A pre agreed consolidated monthly fixed fee will be transferred by service provider to SAI. The service provider shall be responsible for overall operation and maintenance of the playing fields. This model shall be applicable in general in case of those playing fields which are not utilized by SAI for any sporting activity (sports infrastructure in unidentified sports disciplines at SAI Centres) and are desired to be outsourced for imparting coaching by service provider agency/coach. For e.g. Lawn Tennis, Squash etc.

The detailed draft policy is kept at **Annexure - XIV**.

Approval of Governing Body is solicited w.r.t. policy for utilisation of unutilised/underutilised infrastructure of SAI centres

It is explained to the Committee that the turf is 6½ year old but due to extensive use it has worn out. Accordingly, the Coaches has recommended for its replacement, though the normal life of the turf is 7 years. Further, Regional Centre, Bangalore is the Training Centre for Indian National men and women team so it is imperative that they practice on the best possible facility. It was advised that the possibility to reuse such synthetic surfaces at the school/colleges may be explored and in case a proposal is found feasible, DG-SAI is authorised to take such decisions.

**Supplementary Agenda Item No. 2**

**Proposal for Installation of Synthetic Athletic Track (Mondo Track WS) along with associated works at NS NIS Patiala**

The proposal was approved in principle. However, Chairman desired that the utility of Mondo Track with respect to preparation for Paris and Los Angeles be ascertained before placing the order.

**Supplementary Agenda Item No. 3**

**Replacement of Synthetic Athletic Track with allied works at SAI NS NIS Patiala**

The proposal was approved. However, Secretary (Sports) desired that in view of the approval of a number of infrastructure proposal, projects may be prioritised as per funds availability & urgency and put up to Chairman for approval. The Chairman further advised that a detailed presentation be made with regard to ancillary work proposed at NS NIS, Patiala so that a comprehensive long term view can be taken.

**Supplementary Agenda Item No. 4**

**Relaying of Synthetic Athletic Track with allied works at SAI NCOE Sonapat**

The proposal was approved. However, Secretary (Sports) desired that in view of the approval of a number of infrastructure proposal, projects may be prioritised as per funds availability & urgency and put up to Chairman for approval.

**Supplementary Agenda Item No. 5**

**Construction of Multi-Purpose Hall at SAI NCOE Bhopal**

The proposal was approved. However, Secretary (Sports) desired that in view of the approval of a number of infrastructure proposal, projects may be prioritised as per funds availability & urgency and put up to Chairman for approval. The Chairman desired that feasibility to execute the works independently by SAI may be explored and report may be submitted on file.

**Supplementary Agenda Item No. 6**

**Proposal for Utilization of Under-Utilized Infrastructure and spaces of SAI Stadia**

The proposal was approved. It was decided that the agency should be selected after following the due process and model of highest fixed revenue should be adopted. The period of contract will be 3-5 years, further, extendable by 2 years. The proposal received will be examined by the Internal Finance Committee (IFC) of SAI and recommended to Director General for approval for awarding work contracts. Revenue will be collected by agency from the users.

**Supplementary Agenda Item No. 7**

*Rahat*

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