

DELEGATION OF POWERS- ESTATES & SECURITY DEPARTMENT

S. No.	Particulars	Delegation	
		HO	RO
1	(a) Approval for initiating the process for floating of Tenders/RFP for inviting offers/quotations, and finalizing the Scope of Work and Terms & Conditions.	As per Centralized Procurement DoP/Policy/Guidelines	As per Centralized Procurement DoP/Policy/Guidelines
	(b) Approval for Appointment / Empanelment of Consultant / Architect / Valuer/ Advisor / Broker/ Service Provider / Interior or Exterior Decorator for Civil / Electrical / Mechanical / Electro-Mechanical/ Electronic works etc. with terms and conditions.	As per Centralized Procurement DoP/Policy/Guidelines	As per Centralized Procurement DoP/Policy/Guidelines
	(c) Approval for appointment of Government Agency on Nomination Basis		
	(d) Approval for constitution of Committee and process related other activities e.g. issuing corrigendum/ amendments etc.	As per Centralized Procurement DoP/Policy/Guidelines	As per Centralized Procurement DoP/Policy/Guidelines
	(e) Extension/ renewal of contracts/agreements already approved by the Competent Authority.	GM with report to higher authority	Head of RO
	(f) Release of periodical/ routine payments & bills and incidental expenses in respect of already approved (by the Competent Authority):	GM: above Rs. 10 Lakh DGM: above Rs. 2 Lakh Rs. 10 Lakh AGM: upto Rs. 2 Lakh	Head of RO: upto Rs.10 Lakh Above Rs. 10 Lakh to be referred to GM(Estates) at HO in case RO is not headed by GM level officer.
	(g) Brokerage/ Consultancy/ Service fee etc. (h) Payment of Rent/ advance rent/ Lease Rent for office premises taken on lease.		
2	(i) Tenders/ Contracts/ Agreements/ Works / Jobs/ Capex expenses/ One-time payments etc.	AGM: up to Rs.10 Lakh. DGM: Above Rs.10 Lakh up to Rs. 50 Lakh. GM: Above Rs. 50 Lakh. All decisions to be reported to the next higher authority.	Head of RO: up to Rs.50 Lakh. Above Rs.50 Lakh to be referred to HO. All decisions to be reported to HO on monthly basis.
	Payment of statutory bills in r/o IFCI Properties viz. (i) Property Tax (ii) Ground / Lease rent (iii) Insurance Premium (iv) Electricity & Water Bills (v) Other Statutory Bills	CGM/Vertical Head: Above Rs. 50 Lakh GM: upto Rs. 50 Lakh DGM: upto Rs. 25 Lakh AGM: upto Rs. 10 Lakh All decisions to be reported to next higher authority	Head of RO: upto Rs. 25 Lakh Above Rs. 25 Lakh to 50 Lakh to be referred to GM(Estates) at HO in case RO is not headed by GM level officer. CGM/ Vertical Head: Above Rs. 50 Lakh All decisions to be reported to HO on monthly basis.
3	Payment of bills for: (i) Local procurement of stores/ consumables/ miscellaneous items etc. # (ii) Visit Charges to service providers etc. (iii) Re-imbursement of expenses	GM: upto Rs. 5.0 Lakh DGM: upto Rs. 1 Lakh AGM: upto Rs. 0.50 Lakh	Head of RO: Up to Rs. 5 Lakh

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4	Approval for works of emergency /priority /Contingent nature and/or breakdown / abrupt shut down of any major services / equipment / systems etc. in the office/residential premises /other buildings/sites due to unavoidable circumstances and payment thereof	CGM/Vertical Head: upto Rs.10 lakh GM: upto Rs. 2 Lakh DGM: upto Rs. 1 Lakh	CGM/Vertical Head: upto Rs.10 lakh Head of RO: upto Rs. 2 Lakh
5	(a) In-principle approval for Leasing Out Office / Residential premises	MD & CEO	MD & CEO
	(b) Approval for Leasing Out Office / Residential premises and approval of terms and conditions thereof.	COC (as mentioned in the prevalent Rent Policy).	COC (as mentioned in the prevalent Rent Policy).
	(c) Approval for extension/ renewal of Lease Deed: (i) In case, no change in terms & conditions already approved. (ii) In case, change/modification in terms & conditions.	(i) GM/Vertical Head (as mentioned in the prevalent Rent Policy). (ii) COC (as mentioned in the prevalent Rent Policy).	(i) Head of RO (as mentioned in the prevalent Rent Policy) (ii) COC (as mentioned in the prevalent Rent Policy).
	(d) Approval for participating in Bid/ Submission of Offer in respect of leasing out of office/residential space	GM with report to next higher authority.	Head of RO with report to next higher authority at HO.
	(e) Approval for allotment of Flat and related recovery of charges, if any.	GM	Head of RO
	(f) Extension of allotment of flat/VoF/Dormitory: (i) upto 3 months (ii) above 3 months upto 6 months	(i) GM (ii) CGM/Vertical Head	(i) RO Head (ii) CGM/Vertical Head
6	(a) Approval for disposal of Scrap / Condemned Material / Dead Stock items / Obsolete/ Unserviceable items/ Old Records / Suspense Entries and constitution of Committee and other process related activities. (b) Write off dead stock items / suspense entries related to departmental matters	CGM/Vertical Head through Real Estate Committee	(a) Head of RO after in principle approval of Real Estate Committee at HO (b) CGM / Vertical Head
7	(a) Approval for refund of Security Deposit/ Bank Guarantee/ EMD etc. in case of satisfactory completion of work/ contract/ Agreement/ Process	(i) GM with report to next higher authority	(i) Head of RO
	(b) Approval for revoking/ forfeiture of Security Deposit/ Bank Guarantee/EMD etc.	(ii) CGM/Vertical Head	(ii) CGM/Vertical Head
	(c) Waiver of Penal Charges on contracts/ agreements: i. Upto Rs.50000 per annum per client ii. Upto Rs.100000 per annum per client iii. Above Rs.100000 per annum per client	(i) GM (ii) CGM/Vertical Head (iii) CGM/ Vertical Head through Real Estate Committee	(i) GM (ii) CGM/Vertical Head (iii) CGM/ Vertical Head through Real Estate Committee
8	Leased Accommodation (Payments)		
(i)	All Employee at HO/RO Heads	GM(Estates) within the limits as prescribed in the prevailing policies and as approved by HR Department.	—
(ii)	All other employee at RO	—	Head of RO/RO In-charge within the limits as prescribed in the prevailing policies and as approved by HR Department.
9.	Administrative/Operational matters incidental/ germane to Estates & Security but not covered/ provided specifically herein	ED with report to the next higher authority	Head of RO with report to CGM/Vertical Head
10.	Approval for addition/reduction of office space of subsidiaries.	Real Estate Committee of Executives (REC)	Real Estate Committee of Executives (REC)
11.	(a) In-principal approval for Re-development of IFCI Real Estate Property.	(a) DMD	(a) DMD
	(b) Matters related to Redevelopment of IFCI Real Estate Property and payment of charges/fees etc.	(b) Real Estate Committee of Executives (REC)	(b) Real Estate Committee of Executives (REC).
12.	Issuance of Completion/Performance certificate of contracts/works etc.	GM	Head of RO

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13.	Sale/ Unlocking value of IFCI Real Estate Properties: -		
	(a) Approving the Fixation of Reserve Price, Terms and Conditions of the Sale, Modifications/ Amendments in the Terms and Conditions and Confirmation of Sale to the Successful Bidder for properties, whose total Reserve Price is above Rs. 20 crore.	(a) MD & CEO (on recommendation of REC).	(a)MD&CEO (on recommendation of REC).
	(b) Approving the Fixation of Reserve Price, Terms and Conditions of the Sale, Modifications/ Amendments in the Terms and Conditions and Confirmation of Sale to the Successful Bidder for properties, with Reserve Price upto Rs.20 crore.	(b) DMD (on recommendation of REC).	(b) DMD (on recommendation of REC).
14.	(a) Structural Stability Assessment, extension of time, Liquidated Damages/penalty etc.	(a) REC at HO	(a) REC at HO upon recommendation by RO.
	(b) Deviation in cost estimate for major repair/ renovation of IFCI properties Pan India by +/- 5%.	(b) REC at HO, with report to Board	(b) REC at HO, with report to Board.

Note:

- (i) All proposals pertaining to Leasing Out of office/residential premises, are to be routed through REC as per Rent Policy of IFCI.
(ii) In the absence of the authority as defined in the respective Delegation of Powers, the next higher authority shall exercise the powers.

As per CPD Policy.

> Delegation of Power is applicable for per approval/ sanction/ payment/matter/bill.

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