



INDIAN INSTITUTE OF TECHNOLOGY INDORE

**Minutes of fifty third (53rd) meeting of the Building and Works Committee held on July 10,
2020 at 10:00 hrs. in the Board Room**

Present:

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| 1. Professor Neelesh Kumar Jain
Director (Officiating), IIT Indore | Chairman |
| 2. Dr. Manish Kumar Goyal
Dean, Infrastructure Development, IITI | Member |
| 3. Mr. Biswakesan Sahoo
Superintending Engineer (E&M), IIT Kharagpur
(Online) | Member |
| 4. Mr. Aditya Kumar Singhal
Former Director General (Works), CPWD
(Online) | Member |
| 5. Dr. Akhilesh Kumar Srivastava
Chief General Manager,
National Highway Authority of India
(Online) | Member |
| 6. Mr. Govind Parchani
Chief Engineer, RRCAT, Indore
(Online) | Member |
| 7. Dr. Amod C. Umarikar
Associate Professor (EE), IITI | Member |
| 8. Dr. Devendra L. Deshmukh
Dean, Academic Affairs, IITI | Special Invitee |
| 9. Dr. Santosh Kumar Vishwakarma
Dean, Student Affairs, IITI | Special Invitee |
| 10. Dr. Guru Prakash
Associate Dean, Infrastructure Development-I, IITI | Special Invitee |
| 11. Dr. Srivathsan Vasudevan
Associate Dean, Infrastructure Development-II, IITI | Special Invitee |
| 12. Mr. Atul Kumar Pandey
Project In-charge-1, IITI | Special Invitee |

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| 13. Mr. Saroj Kumar Mallick
Project In-charge-2, IITI | Special Invitee |
| 14. Mr. Pradeep Agarwal
Joint Registrar (FA and ID), IITI | Special Invitee |
| 15. Mr. S.P. Hota
Registrar I/c, IIT Indore | Secretary |
| 16 Mr. A P Trivedi
M/s Mecon Limited | Special Invitee |

Item 53.1	Welcome and opening remarks by the Chairman, BWC.
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Chairman welcomed all the members and special invitees. Chairman asked the Secretary to proceed with the agenda.

Item 53.2	To confirm the minutes of the fifty second (52nd) meeting of Building and Works Committee held on April 30, 2020.
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Minutes of 52nd BWC meeting held on April 30, 2020 were circulated to all the members. The committee resolved to confirm the minutes with minor amendment in the minutes. Sr no ii) of decision on page 3 be read as follows:

“ii) M/s. SIL must settle all the dues to its sub vendors at their level.”

Item 53.3	To consider and take note of the Action Taken Report (ATR) on the Minutes of the fiftieth second BWC meeting.
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The ATR on the 52nd meeting of the BWC was presented and the committee took note of the same with satisfaction.

Item 53.4 & 53.4 (B to E)	Construction works of permanent campus of IIT Indore Phase 1A (a)- Part A and related matters.
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BWC noted the letter dated June 30, 2020 sent to M/s SIL by IIT Indore regarding serving a notice on rescission of contract owing to persistent negligence and repudiation by M/s SIL, which was in the line of earlier decision. Committee also deliberated the email received from Mr. Tarlok Singh, M/s SIL and suggested as follows:

- (i) IITI decision is not unilateral as IITI has conveyed non-performance of M/s SIL regularly and there is no improvement from M/s SIL side.



- (ii) The claims submitted by M/s SIL has been examined by the Institute and legitimate amount is paid.
- (iii) M/s SIL logic that lockdown in Kolkata is hampering work at IIT Indore is factually incorrect because at the site and its city there has been in the unlock phase. Moreover, IITI had arranged permission from District Administration of Indore on 8th May 2020 for M/s SIL to resume the work in the work from 8th May 2020 itself. Even though SIL labours were available on the site inside IITI Campus but they were not allowed to resume the work by some sub-contractors of SIL due to some non-payment issues whose documents they have shared with authorities of IITI. Also, other contractors working under CPWD have resumed their work from 18th May 2020. Therefore, grounds given in the letter don't stand. IITI may respond to the letter accordingly.
- (iv) The Committee also noted that even after assurance given by Mr Amitabh Mundra to highest body of IITI i.e. BOG in the meeting dated October 30, 2019, in 4 months and 23 days (ignoring the lockdown period), progress was only ~ 1.5 % and in the extension given up to June 30 after lockdown, M/s SIL did not resume the work at all which clearly reflects that M/s SIL is neither prepared nor has intention to complete the work.
- (v) BWC agreed with the recommendations of M/s MECON for conducting joint inspection and quantification of the balance work and the defect rectification work and advised to complete this task at the earliest. The BWC authorized the BWC Chairman to constitute a high-level committee, involving some external experts also, to complete this task. It was also discussed that since this is the first step in getting completed the remaining work at the risk and cost basis of SIL following the proper procedure therefore in case M/s SIL does not cooperate in this important task then IITI can initiate this process after sending another notice to M/s SIL through PMC. Report of thr constituted Committees can be analysed in financial terms and could be placed before the FC and BoG.
- (vi) Wherever, OEMs are involved for the highly specialized work such as Elevators, SCADA system, IBMS, HVAC, Fire Alarm and Fire Fighting after approval of FC/BOG, the balance work can be awarded to the same OEM to avoid issues of system integration, testing and commissioning, guarantee, time and cost overrun etc. Price reasonableness for the work can be ascertained through tendering for the balance work.
- (vii) The Committee also advised that BGs can be encashed at this stage to protect the interest of IIT Indore as early as situation of pandemic normalizes.
- (viii) As contract is rescinded on June 30, 2020, thereafter, IIT Indore will not be able to release any amount to the sub-contractors of M/s SIL at this stage as per the contract provisions



Item 53.4A	To consider the proposal for engaging consultant for obtaining statutory approvals like fire NOC, electrical NOC and CCOE clearance etc. for the works under the scope of M/s Simplex Infrastructures Ltd.
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This task to be taken up by the Institute Engineers and on priority.

Item 53.4B	To consider the proposal for fire alarm works in the buildings/structures under the scope of M/s Simplex Infrastructures Ltd.
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As advised at 53.4, the work can be taken up on priority by the Institute for safety of users and however, price reasonableness can be ascertained through tendering.

Item 53.4C	To consider the proposal for engaging OEM for completion of works that is essentially provided by OEMs.
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As advised at 53.4, the work can be taken up on priority by the Institute for safety of users and however, price reasonableness can be ascertained through tendering.

Item 53.4D	To consider the proposal for engaging the same agency i.e. M/s Unique for completion of HVAC work after completion of joint measurements.
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As advised at 53.4, the work can be taken up on priority by the Institute for safety of users and however, price reasonableness can be ascertained through tendering.

Item 53.4E	To consider the proposal for engaging the same agency i.e. M/s Acharya Electricals for completion of Integrated Building Management System (IBMS) work after completion of joint measurements.
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As advised at 53.4, the work can be taken up on priority by the Institute for safety of users and however, price reasonableness can be ascertained through tendering.

Item 53.5	Progress of the construction works entrusted to CPWD on “deposit basis” and related matters.
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BWC expressed displeasure on slow progress of the works, inordinate delays and continuous extension dates of completion of works. It is informed that CPWD engaged contractors are unable to complete the work due to lack of the required resources and manpower.

Committee advised to IITI to apprise the status to DG, CPWD. It is to be requested to impose LD on the defaulting contractors as per appropriate clause of GCC the activities of the Institute are adversely affected due to delay in completion.

Item 53.6	To consider proposals of works beyond DPR.
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Committee agreed in principle with the proposals related to.

It was advised that approval for space and funds beyond approved DPR may be taken from MHRD to move further in these cases.

Item 53.6A	To consider the proposal for construction of Industrial Research Park.
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BWC recommended construction of the IRP as part of the Master Plan subject to approval of 53.6 above.

Item 53.6B	To consider the proposal for academic pod (Heavy and Sophisticated Lab Complex).
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BWC recommended construction of the academic pod (Heavy Lab complex workshop as part of the Master Plan subject to approval of 53.6 above.

Item 53.6C	To consider the proposal for construction of Hostel.
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BWC recommended construction of the Hostel as part of the Master Plan subject to approval of 53.6 above.

Item 53.6D	To consider the proposal for Construction of Studio Apartment.
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BWC recommended construction of the Studio Apartment as part of the Master Plan subject to approval of 53.6 above.

Item 53.7	To consider and approve the list of works for availing HEFA loan.
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The agenda item was differed.

Item 53.8	To consider the proposal for construction of Forest Beat Office and Nursery in 80 hectares of land within IIT Indore premises.
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BWC deliberated on the matter and noted that as per approval for diversion of forest land was accorded by the Government, subject to certain conditions.

Out of which one condition is xii) the user agency shall provide office & residential buildings, a well-equipped nursery and other infrastructure support to State Forest department of Madhya Pradesh.

Committee decided that beat office and nursery may be constructed through CPWD instead of releasing the amount MP Forest Dept also it will its entry from the forest land side for the Forest Officials instead of using Gate No. 1 and Gate No.2 of IITI for the safety and security reasons.

BWC recommended the proposal to FC and BoG for approval.

Item 53.9	Any other item with permission of Chair.
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1. Regularisation of the construction work of permanent structure Brick Manufacturing Lab in Institute campus.

BWC noted the details of the case of unapproved construction of Brick Manufacturing Lab having permanent structure near UB water tank SV-25 without BWC, FC, BoG approval (because it was beyond the approved DPR) by a senior faculty member of Civil Engineering. Its covered area is 90 sqm. and 91 sqm open area. Total cost of the construction was Rs. 20,42,667/-

The BWC expressed its strong displeasure for such an unapproved construction of permanent nature and accorded its *post de facto* approval for its regularisation as a special case with a warning that such practice in the future must not take place without approval of BWC, FC and BoG.

Meeting ended with a vote of thanks to the Chair.

(Prof. Neelesh Kumar Jain)
Director (Officiating) and Chairman, BWC, IIT Indore

(S.P. Hota)
Registrar I/c & Secretary, BWC