



Indian Institute of Technology Indore

Minutes of fifty fifth (55th) meeting of the Building and Works Committee held on
March 23, 2021 at 14:00 hrs. in the Board Room, Abhinandan Bhavan, IITI.

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 | 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. Guru Prakash
Associate Dean, Infrastructure Development-I, IITI | Special Invitee |
| 8. Dr. Srivathsan Vasudevan
Associate Dean, Infrastructure Development-II, IITI
(Online) | Special Invitee |
| 9. Mr. Pradeep Agarwal
Joint Registrar (FA and ID), IITI | Special Invitee |
| 10. Mr. Atul Kumar Pandey
Project Engineer cum Estate Officer
(Online) | Special Invitee |
| 11. Mr. Pranay Chopra
Project-In-Charge, IITI | Special Invitee |
| 12. Mr. Shailendra Kumar Jat
Assistant Project-In-Charge, IITI | Special Invitee |



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| 13. Mr. Vijayendra Shastri
Executive Manager, (ID and Office of DOID) | Special Invitee |
| 14. Mr. Sanjay Agarwal
Chief Engineer cum Executive Director
IIT Indore Project Zone, CPWD, Indore
(Attended through authorized representative
Mr. Pradeep Verma, Executive Engineer, CPWD.) | Special Invitee |
| 15. Mr. A.P. Trivedi, GM & Project Coordinator, M/s Mecon Ltd.
Representative of Mr. Atul Bhatt
Chairman & Managing Director, M/s Mecon Ltd. | Special Invitee |
| 16. Mr. S.P. Hota
Registrar I/c, IIT Indore | Secretary |

The following member was granted leave of absence:

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| 1. Dr. Amod C. Umarikar
Associate Professor (EE), IITI | Member |
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Item 55.1	Welcome and opening remarks by the Chairman, BWC.
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Chairman welcomed all the members and special invitees and greeted them for the best. He apprised BWC members about the developments in the institute after the 54th meeting of the BWC held on January 6, 2021.

The 12th Foundation of the Institute was celebrated on February 17, 2021. On this occasion following facilities constructed through CWPD under deposit work basis have been dedicated to the Institute community members:

- Kshipra Residential Complex:** This residential unit has been constructed through CPWD under deposit basis having 27 - 2BHK flats and 27-3BHK flats have been dedicated to the Institute community members.
- Capacity Expansion of HVAC Plant:** The capacity of existing Central HVAC Plant has been enhanced to extend the facility of Air Conditioning to the newly constructed buildings such as Abhinandan Bhavan, Learning Resource Center, Takshila Lecture Hall Complex (Vikramshila Seminar Hall Complex, Class Rooms and Nalanda Auditorium).
- Air Cooling System in APJ Abdul Kalam Hall of Residence:** The air cooling facility in the existing APJ Abdul Kalam Hall of Residence has been made operational to facilitate the students.

4. **Gate Complex – Gate No. 2** – The Gate Complex at Gate No. also inaugurated on January 26, 2021 This gate complex also contains Security Offices of the Institute.

Chairman shown his satisfaction that all the major work entrusted to CPWD under deposit work basis will be completed by March 31, 2021 and project closure report shall be sent to the Ministry of Education for the sanction of construction of new buildings under Phase-III i.e. Industrial Research Park, Heavy & Sophisticated Lab Complex, Hostel, Studio Apartment, Residences for Staff and Faculty Members etc.

After ensuring the quorum Chairman asked the secretary to take up the agenda.

Item 55.2	To confirm the minutes of the fifty forth (54th) meeting of Building and Works Committee held on January 6, 2021.
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Minutes of 54th BWC meeting held on January 6, 2021 were confirmed.

BWC noted with satisfaction and congratulated the Chairman BWC and Institute on the achievements of Institute even after facing the difficulties occurred due to COVID-19.

Item 55.3	To consider and take note of the Action Taken Report (ATR) on the Minutes of the fifty forth (54th) BWC meeting.
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The ATR on the 54th meeting of the BWC was presented and the committee took note of the same with satisfaction.

W.r.t ATR of Item No. 54.4, PIC confirmed that there is no reply received from M/s Simplex till now even after several reminders. Since there is no response even after multiple opportunities given to the contractor, the committee advised that it may be considered as their acceptance.

W.r.t. ATR of Item No. 54.7, BWC advised that as the Institute has invited the quotes from the First Generation IITs and IISC Bengaluru therefore it is to be mentioned clearly that Letter of Acceptance is issued to IIT Guwahati being L-1 Bidder.

W.r.t. ATR of Item No. 54.8, BWC advised that requirement finalization for Industrial Research Park, Heavy & Sophisticated Lab Complex and other buildings under Phase-III may be done by the Institute on priority basis so that after sanction from Ministry of Education the same can be executed at the earliest through CPWD under deposit work basis.

W.r.t. ATR of Item No. 54.12,

54.12.2 - BWC advised to hand over/ takeover of the balance material available onsite / in the stores of M/s Simplex following the due procedure and keep it in the safe custody of the Institute as payment for the same has already been released. As the Institute has already paid therefore, the same has not been taken into consideration while preparing estimate for



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balance work. M/s Simplex is to be intimated to start the process of hand over / take over on or before April 1, 2021 and PMC, M/s Mecon Ltd. should also be intimated for the same.

54.12.4 - BWC advised to take up the matter with the senior officials of forest department as the construction of single lane road in forest area is utmost essential looking to the needs of a unrestricted access in forest area to control forest fire, rescues of wild animals and to facilitate forest officials for patrolling. This will also facilitate the construction of forest beat office which has already been approved by the BoG and entrusted to CPWD.

Item 55.4	Closure report of project at IIT Indore.
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It has been informed that it was requested from Ministry to provide the format, which is still awaited, therefore, a fact sheet containing the relevant data has been prepared as a draft project closure report. It has also been advised to discuss the status of project closure report from other 2nd generation IITs. The committee acknowledged the sincere efforts done by Infrastructure Development Office in the leadership of Prof. Neelesh Kumar Jain, Director (Officiating) as IIT Indore has adopted proactive approach for the project closure report. The Committee deliberated on the present status of all the buildings and facilities constructed / developed under Phase-1(A) and Phase-II.

The committee shown its satisfaction that the Institute has entrusted the work to CPWD and followed the norms of Government of India and majority of the works entrusted to CPWD have been completed and inaugurated. The committee observed an amount of unspent balance communicated by CPWD Rs. 122.12 Crore as on February 10, 2021. The committee noted nearing completion status of the Nalanda Auditorium. The awarded length of road development of phase-II could not be completed due to lack of the required support from State Forest Department on the matter of thinning, trimming and relocation / transplantation of trees.

The committee advised that majority of the 21 structures / buildings constructed by M/s Simplex Infrastructure are being used, therefore, present status of completion / completed with minor balance work is to be included in the final report.

Mr. Pradeep Verma, EE (CPWD) has intimated that bills for the majority of the completed building have been finalised. Therefore, BWC advised CPWD to provide the complete details of work done so that the buildings may be capitalised in books of accounts of the Institute.

Item 55.5	To consider the amount of LD to be imposed on M/s SIL due to extra ordinary delay in completion of construction work of Phase 1A.
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The committee thankfully noted the sincere and continuous efforts made by Prof. N.K. Jain, Director (Officiating) and persuasion with highest level i.e. CMD, M/s Mecon Ltd. due to which the Institute could get the report from M/s Mecon Ltd.

During the meeting it is informed that one more expert Mr. Rajeev Kumar, Superintending Engineer, CPWD has also given his consent for the delay analysis report apart from other four external experts whose name is mentioned in Agenda No. 55.5

Mr. A.P. Trivedi, GM & Project Coordinator, M/s Mecon Ltd. attended the meeting online. PMC, M/s Mecon recommended LD of Rs. 30,61,01,158 (Rupees Thirty Crore Sixty One Lakh One Thousand One Hundred Fifty Eight Only) as per the contract and confirmed that it is legally tenable.

BWC deliberated the delay analysis report dated March 1, 2021 submitted by PMC, M/s Mecon Ltd. and unanimously recommended imposition of LD amount of Rs. 30,61,01,158 (Rupees Thirty Crore Sixty one Lac One Thousand One Hundred Fifty Eight Only) and based upon recommendation of PMC, M/s Mecon Ltd. and recommended to FC & BOG for approval.

BWC noted the availability of encashed amount of Rs. 15.30 crore from Performance Bank Guarantee and Rs. 13.46 Crore from Security Deposit which is sufficient to recover the balance amount of LD, since Rs. 2.04 crore is already on hold towards LD.

Item 55.6	Award for the balance works on the risk and cost of M/s SIL.
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The committee thankfully noted the sincere and continuous efforts made by Prof. N.K. Jain, Director (Officiating) and persuasion with highest level i.e. DG, CPWD to ensure that the balance work on the risk & cost of M/s SIL can be awarded to CPWD but as the DG of CPWD vide email dated February 11, 2021 has shown its unwillingness to undertake this work citing legal and contractual implications therefore, tendering through CPP Portal can be done at the earliest.

Further, the committee noted that some of the urgent works approximately Rs. 95 lakhs (Including work-in-progress) which were required to be executed immediately for the safety, security, and movement of the faculty, students, lab staff members, machines, equipment, etc. have been taken up by institute. The matter has been deliberated and committee noted the same.

Mr. A.P. Trivedi, confirmed that the tender documents communicated to IIT Indore through email dated March 19, 2021 are the final copy. It has also been assured that signed copy of tender document along with estimates shall be shared latest by March 24, 2021.

BWC decided to include 0.50% EMD; 3% PBG and 2.50% SD in the tender document and M/s Mecon Ltd. agreed to this. Defect Liability Period will be (DLP) of 18 / 36 months as per original contract with M/s Simplex Infrastructures Limited. (36 months for equipments and 18 months for other works). As decided in earlier meeting the tendering will be done on item rate basis through CPP Portal for the complete balance work at the risk and cost of M/s Simplex.

The materials which have been kept in the store of M/s Simplex for which Institute has already paid, either in billing schedule or as a secured advance, has not been considered in BOQ/SOQ of tender considering the fact that all these materials shall be handed over to Institute by M/s Simplex.

Item 55.7	Closure of Construction of permanent campus under phase 1A(a) - Part B awarded to M/s PREMCO Rail Engineers.
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BWC approved the recommendation of PMC, M/s Mecon Ltd that not to impose any LD on the contractor M/s Premco Rail Engineers Ltd. BWC also noted the rates for extra item, deviated items and substituted items.

Item 55.8	Foreclosure of Road network under Campus Infrastructure Work: Phase II entrusted to CPWD on deposit work basis.
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BWC noted that work could not be completed due to nonavailability of site clearance from the forest department. BWC further advised to take up the matter to the highest level of State Forest Department.

Item 55.9	To consider the policy for painting of Institute buildings.
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BWC approved the proposed policy.

Item 55.10	Reporting Items
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1. To Report Status of Vindhyachal Guest House

Noted.

2. To take note on the savings statement submitted by CPWD pertaining to works entrusted to CPWD on deposit basis.

Noted.

3. Saving in Audio Visual teaching and learning aids in LHC.



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BWC appreciated the efforts and proactive approach by the Academic Office which has resulted in significant savings from AA & ES for Audio Visual Items of LHC.

4. Report of committee constituted for solar energy and start up space allocation

The committee agreed to the proposal of Mr. B.K. Sahoo and recommended to explore the installation of 544 KW Rooftop Solar PV capacity on existing buildings. Other aspects requires further deliberation.

Item 55.11	Any other item with permission of Chair.
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1 Status of AA & ES of LHC

BWC directed to CPWD that following AA & ES have already been given to CPWD:

S.No.	Particulars	Amount (Rs. In Crore)
1	Construction of Lecture Hall Complex at IIT Indore	125.56
2	Construction of Lecture Hall Complex at IIT Indore- Acoustical Work	8.92
3	Construction of Lecture Hall Complex at IIT Indore- AV Facility in Seminar hall & Auditorium	13.67
Total		148.15

It has been directed to CPWD to execute the work of Anti Skid Tiles on the floor of Auditorium on top priority with in already given AA & ES. However, if there is any minor deviation CPWD may intimate the same to the Institute for further action.

2. Augmentation & reinforcement of SIC building encompassing Civil, electrical, HVAC, and safety-security aspects.

BWC deliberated on the proposal for retrofitting of the SIC to make it safe. It was decided that the experts committee with members from the BWC will visit and submit proposal to the Chairman BWC for further action.

Meeting ended with a vote of thanks to the Chair.


(Prof. Neelesh Kumar Jain)

Director (Officiating) and Chairma n, BWC, IIT Indore


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

