



भारतीय प्रौद्योगिकी संस्थान इंदौर Indian Institute of Technology Indore

Minutes of fifty sixth (56th) meeting of the Building and Works Committee held on 29th October 2021 at 11:00 hrs. in the Board Room, Abhinandan Bhavan, IIT Indore.

Members Present:

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| 1. Professor Neelesh Kumar Jain
Director (Officiating), IIT Indore | Chairperson |
| 2. Dr. Manish Kumar Goyal
Dean, Infrastructure Development, IIT Indore | Member |
| 3. Mr. Biswakesan Sahoo
Superintending Engineer (E&M), IIT Kharagpur | Member |
| 4. Mr. Aditya Kumar Singhal
Former Director General (Works), CPWD | Member |
| 5. Dr. Akhilesh Kumar Srivastava (attended online)
Chief General Manager,
National Highway Authority of India | Member |
| 6. Mr. Govind Parchani (attended online)
Chief Engineer, RRCAT, Indore | Member |
| 7. Dr. Amod C. Umarikar
Associate Professor (EE), IIT Indore | Member |
| 8. Dr. Guru Prakash
Associate Dean, Infrastructure Development, IIT Indore | Special Invitee |
| 9. Dr. Srivathsan Vasudevan
Faculty Advisor, Infrastructure Development, IIT Indore | Special Invitee |
| 10. Mr. Pradeep Agarwal
Joint Registrar (FA and RG), IIT Indore | Special Invitee |
| 11. Mr. Vijayendra Shastri
Assistant Registrar (ID), IIT Indore | Special Invitee |
| 12. Mr. Pranay Chopra
Project-In-charge, IIT Indore | Special Invitee |



13. Mr. Shailendra Kumar Jat
Assistant Project-In-Charge, IIT Indore

Special Invitee

14. Mr. S.P. Hota
Registrar I/c, IIT Indore

Secretary

Item 56.1	Welcome and opening remarks by the BWC Chairperson
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The Chairperson of the BWC welcomed all the members and special invitees. He apprised BWC members about the following developments in the institute after the 55th meeting of the BWC held on 23rd March 2021.

- Nalanda Auditorium has been completed in July 2021. The Chairperson informed the BWC that the furnishing of Nalanda Auditorium has been completed by the Institute through e-tendering in less than INR 1.5 core and substantial amount was saved than the estimate of INR 5 Crore. The BWC was also apprised that the installation of video wall in Nalanda Auditorium has also been entrusted to CPWD and it is under process. Nalanda Auditorium will be dedicated to the Institute on **8th November 2021** by **Prof. K. VijayRaghvan**, Principal Scientific Advisor, Government of India. The Chairperson on behalf of the BWC appreciated the efforts done by Infrastructure Development Office and complemented on completion Nalanda Auditorium.
- BWC Chairperson informed that recently constructed Kshipra Residential Complex (KRC) has been dedicated to the Institute on its 12th Foundation Day i.e. 17th Feb 2021. Construction of boundary wall to ensure the safety of the residents, covered parking for safety and security of the vehicles of the residents, and gardens and playing area for the children of the residents could be completed in July 2021 due hampering of these work due to 2nd wave of COVID pandemic during March-May 2021. Consequently, occupation of the Flats by allottees could only started after 15th Aug 2021. All the new faculty members recruited through Special Recruitment Drive in 2020 and recruited in Oct 2021 through the March 2021 advertisement have been living in the KCR. The allotment of flats in KRC to the eligible Faculty and staff members is being done as per rules based upon their application. It is resulting in huge saving in terms of payment of HRA to the employees.

Subsequent he asked the Secretary to start the meeting as per the agenda after verifying the required quorum

Item 56.2:	To confirm the minutes of the fifty fifth (55th) meeting of BWC held on 23rd March 2021.
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Minutes of 55th meeting of the BWC held on 23rd March 2021 were circulated to all the members. No comments were received on them. The BWC confirmed these minutes.



Item 56.3:	To consider the Action Taken Report (ATR) on Minutes of 55th meeting of the BWC.
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The ATR on the 55th meeting of the BWC was presented and the BWC took note of the same with satisfaction.

W.r.t. ATR of Item No. 55.4, the BWC advised that CPWD must be followed up rigorously to get the final cost of buildings at the earliest because the same is required for the capitalization of the cost of buildings in books of account of IIT Indore.

The BWC noted that Mr. Sanjay Agarwal, CPM&ED, CPWD has been transferred from IIT Indore Project Division, consequent upon his promotion to ADG, CPWD and Mr. J.J. R. Meena has taken over the charge and during introductory meeting with Director IITI, it was assured that all the pending tasks and documents handing over with CPWD including closing of current projects will be completed soon. The BWC advised to give a deadline to CPWD for providing the final cost of completed projects. JRFA and APIC have been advised to coordinate with CPWD on this matter.

W.r.t. ATR of Item No. 55.5, The BWC noted with satisfaction that as per approval accorded in 37th meeting of the FC and 41st meeting of the BoG, the LD of Rs. 30.61 Crore has been imposed to the contractor M/s Simplex Infrastructures Limited (SIL).

W.r.t. ATR of Item No. 55.8 The BWC noted and recommended that the site for the construction of the remaining road network under Phase-II and Forest Beat Office should be made available by the Forest Department of MP Govt at the earliest. This is needed for safety and rescue of the Wildlife in the Forest area, to prevent the Forest fire, and to enable patrolling in Forest area for its protection. The BWC advised IDO officials to continuously follow the matter with the MP Govt Officials.

W.r.t. ATR of Item No. 55.11 (2), detailed deliberations took place on the report submitted by the expert committee during its visit to SIC on 24th March 2021 to solve the problems of SIC buildings. The BWC asked the IDO to take the required necessary action on points 1 to 5, 9, 14 and 15 whose estimated cost is Rs. 1.7 Cr.

Item 56.4: Items for ratification	Items approved by the BWC Chairperson
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1. Campus Development works executed by the Institute:

- Ratified.

2. Partition work in Devi Ahilya Hall of Residence for creation of additional room:

Item Ratified.



The BWC appreciated the efforts to facilitate the female students by increasing the hostel capacity. It also advised that as the planning stage is very crucial part of the building works therefore, design of future projects like Industrial Research Park, Heavy & Sophisticated Lab Complex, new Hostel, Residential Complex etc. may be reviewed to optimize the space according to the requirement of the Institute.

3. Allotment of different units in Balda Farm:

Item Ratified. However, the cost analysis of new construction vs renovation or retrofitting is to be done. Feasibility of clean room facility as per the norms of BSL-3 facility may be reviewed. If required renovation of these units are to be done with minimum investments.

Item 56.5: Items for ratification	Items approved by the BoG Chairperson
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1. Award of the incomplete works at the notional risk and cost of M/s SIL

Item Ratified. However, BWC asked the IDO Officials to ensure through the PMC that the awarded work is completed within the stipulated date of 31st Jan 2022.

2. Extension of PMC (M/s Mecon Ltd.) services for remaining incomplete work on the existing terms and conditions

Item Ratified

The request of the PMC Mecon vide letter dated 23rd August 2021 was discussed and the BWC decided that PMC must continue to provide its services as per decision of 41st meeting of the BoG held on 26th March 2021 regarding extension of services of PMC till 31st Jan 2022 with the existing terms and conditions, which was also communicated to it.

Therefore, any demand for increase of monthly fees is not justified at this stage. In this regard, a letter shall be sent to the PMC again reiterating the BOG decision and related to all other pending matters. Draft of this letter shall be shared with Dr. Akhilesh Kumar Srivastava for his valuable suggestions.

Item 56.6:	To consider the proposal for Construction of Residential Complex
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The BWC deliberated and recommended to the FC and BOG to accord in principal approval for construction of Residential Complex having 216 flats of different types with rough cost estimate of Rs. 175 Crore and approximate area of 39,200 SqM so that elementary preparatory work such as soil and other tests at the site, preparation of detailed estimates, drawings, etc. can be started. Once closure of the project is declared, approval of the final AA and ES can be taken as per availability of funds. On sanction of area and availability of funds the work may be entrusted to CPWD/NBCC



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or any other GOI agency on deposit work basis. Concept drawing for flats of 2 and 3 BHK type and having different area will be put up for approval after sanction of area.

Item 56.7	To consider the proposal of Solar Power Plant
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The BWC deliberated in detail and find the proposal of NTPC Vidyut Vyapar Nigam Ltd. is in overall interest of the Institute. Therefore, it recommended to FC and BoG for approving the signing of MOU with NTPC Vidyut Vyapar Nigam Ltd. The MOU must be vetted by empaneled legal firm before signing. The BWC authorized Dean, Infrastructure Development for signing of MOU on behalf of IIT Indore. It is also agreed that though the proposal of signing the PPA agreement under RESCO mode with M/s NTPC Vidyut Vyapar Nigam Ltd after getting final rates i.e. less than ceiling tariff of Rs. 3.95/ kWh as the earlier decided rate by the RESCO model at 3.30/kWh offered by SECI.

The BWC further deliberated that, if required parallel action can also be initiated by ID Office for online tendering (through CPPP) of 544 kWp rooftop solar plant on various buildings through RESCO mode for 25 years.

Item 56.8	Reporting Items
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1. Progress of works under Phase 1A(a)- Part A: awarded to M/s B.R. Goyal Infrastructure Limited (BRG):

Noted. The PIC gave presentation before the BWC along with photographs of the latest works in progress. The BWC advised that progress of the work seems to be slow at this initial stage in view of scheduled date of completion which is 31st Jan 2022.

Detailed discussion took place regarding the materials handed over to M/s BRG from M/s SIL store and which are also included in BOQ (agreement) of M/s BRG. The BWC deliberated about the items issued to M/s BRG and suggested that the market rate for the supply of such items shall be deducted from RA bills of the M/s BRG along with the payment of supply and installation to M/s BRG. The BWC advised that the Labor deployment is a major issue in the timely execution of the ongoing Work.

2. Status of incomplete work of Phase 1A(a)- Part A, executed by Institute at the notional risk and cost of M/s SIL.

Noted.

The BWC appreciated the proactive approach of the Director for taking the timely decision to get the works executed for safety of the men and machine in the institute.



3. Correspondence with M/s Simplex Infrastructures Limited

Noted. The BWC was apprised about the replies given by institute to M/s SIL on various matters. After the detailed discussion, followings are the deliberations:

1. Letter shall be sent (every month) to M/s SIL to take away the scrap, machinery and unwanted store material from IITI otherwise rent will be charged.
2. The BWC noted the numerous correspondences sent to M/s SIL for material handing over. Looking to non-deputation of representatives from M/s SIL, the BWC resolved that no option is left with Institute other than Panchnama for taking over of material from M/s SIL store.
3. The BWC noted that the institute has constituted a committee consisting of 2 engineers from IDO, 2 engineers from MECON and 1 representative of CSO. It was resolved that this committee shall take out only the required material from M/s SIL store and handover the same to M/s BRG for the installation. Non-required and unusable material shall be kept in M/SIL store as it and lock the store back.
4. Legal advice can also be sought in future for complicated matters from time to time from institute empaneled legal agency.

4. Final Cost of completion of buildings, constructed by CPWD.

The BWC advised the Institute to give a definite deadline to the CPWD for providing the final cost of completed buildings. The ID Office has been asked to coordinate with the CPWD unit on this matter as it is important to capitalize the buildings and facilities and details are to be shared with the ministry as part of the completion of the project.

Item 56.9	Any other item with permission of Chair.
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1. Execution of works up to One Crore rupees departmentally through e-tendering:

The BWC deliberated the proposal and noted that as per the earlier decisions all works above, Rs. 30 are awarded to the CPWD on Deposit work basis. However, in most of the cases of there is a remarkable delay in execution of minor works through CPWD. Also, the CPWD expresses its unwillingness to take up Works of the lesser value and it impacts the optimal utilisation of different buildings and facilities due to such delay. Also, getting done some of the important works within Rs. 30 Lacs forces reducing the scope of the work, compromising with and quality and/or quantity of the work. Therefore, the BWC recommended the proposal to the FC and BOG that the BWC Chairperson may be delegated the powers to take decision of execution of such works through e-tendering by IIT Indore or through CPWD on case-to-case basis where



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estimated cost is not more than INR One Crore. Prior approval of the BoG Chairperson will be obtained for such works before initiating the tendering.

2. Exemption of license fee to the Associate Deans of the Institute:

As per "IIT Indore Residential Accommodation Allotment Rules" Clause No. 6.2 following officials of the Institute are eligible for exemption from payment of license fee:

1. Deputy Director
2. Deans
3. Registrar
4. Senior Most Medical Officer
5. Senior Most Security Officer
6. Chief Warden and Wardens

A proposal was placed that Associate Deans residing in the Institute Residence should also be exempted from payment of the applicable license fee because Associate Dean do not get any Honorarium at IIT Indore despite performing various important duties independently, assisting the concerned Dean on various important matters, and provide their technical expertise on various matters to the Institute.

The BWC recommends to FC and BOG for their approval that those Associate Deans who are residing inside the Institute Residence be extended the payment of the applicable License fees by amending the provision of the Institute Allotment Rules.

Meeting ended with a vote of thanks to the Chair.


(S.P. Hota)

Registrar I/c & Secretary, BWC



(Prof. Neelesh Kumar Jain)

Director (Officiating) and *ex-officio* Chairperson, BWC

