



भारतीय प्रौद्योगिकी संस्थान इन्दौर
Indian Institute of Technology Indore

Minutes of Fifty Ninth (59th) meeting of the Building and Works Committee held on June 13, 2022 at 11:00 hrs. in the Meeting Room-1, Abhinandan Bhavan, IIT Indore.

Attended:

Chairperson:

1. Professor Suhas S. Joshi
Director, IIT Indore

Members:

2. Professor Manish Kumar Goyal
Dean, Infrastructure Development, IIT Indore
3. Mr. Biswakesan Sahoo
Superintending Engineer (E&M), IIT Kharagpur
4. Mr. Aditya Kumar Singhal
Former Director General (Works), CPWD
5. Dr. Akhilesh Kumar Srivastava
Chief General Manager,
National Highway Authority of India
(Through online)
6. Mr. Govind Parchani
Chief Engineer, RRCAT, Indore
7. Dr. Amod C. Umarikar
Associate Professor (EE), IIT Indore

Special Invitees:

8. Dr. Guru Prakash
Associate Dean, Infrastructure Development, IIT Indore
9. Dr. Srivathsan Vasudevan
Faculty Advisor, Infrastructure Development, IIT Indore
(Through online)
10. Mr. Pradeep Agarwal
Joint Registrar (FA and RG), IIT Indore

Minutes, 59th BWC Meeting



11. Mr. Atul Kumar Pandey
Project In Charge, IIT Indore
12. Mr. Vijayendra Shastri
Assistant Registrar (ID), IIT Indore
13. Mr. J.J.R. Meena
CE/CPM, CPWD, IIT Indore Project Zone
(For CPWD related matters only)
14. Mr. Yesh Gupta
Executive Engineer (Civil), CPWD, IITI Project Division-I
(For CPWD related matters only)
15. Mr. Nikhil Gupta
Executive Engineer (Electrical), CPWD, IITI Project Electrical Division
(For CPWD related matters only)

Secretary:

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

Item 59.1	Welcome and opening remarks by the Chairperson, BWC.
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Chairperson welcomed all the members and thanked all the members to attend the meeting. The committee was informed that one hostel and one POD (Heavy Lab Complex) recommended by the committee in 58th meeting was placed before the joint meeting of 41st FC & 45th BOG held on April 29, 2022 and the agenda items was deferred.

The committee was informed that Honorable Minister of Education, Govt. of India visited IIT Indore on May 3, 2022 and inaugurated Indoor Sports Complex. He has also taken a round of campus including forest area and appreciated the progress of campus development. The upcoming construction and development plans of Institute were brought to his notice like Development of Sports arena at the north side of the Indoor Sports Complex and water body development near Abhinandan Bhawan and Learning Resource Center. He has shown is keen interest for the development of water body under "Amrit Sarovar" project and sanctioned rupees one crore for the same stating that this is to be developed as most happening place for the students which helps in creating a more stressless environment and helps them to increase their productivity. While visiting forest area he also suggested that IIT Indore is fortunate to have a forest area in campus and it is an asset for the Institute. During discussion, it was suggested that officials of Indian Institute of Forest Management (IIFM) - Bhopal may be consulted for the development of approval road in forest area. Later on, the forest official of IIFM- Bhopal visited on May 6, 2022 and suggested that instead of concrete road, WBM (Water Bound Macadam) road may be constructed which will match with the



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surrounding ecosystem and will also fulfill the purpose of Institute of patrolling and approaching forest area to preserve it in case of forest fire and to protection of wild life.

Chairperson requested the secretary to proceed as per agenda items.

Item 59.2	To confirm the minutes of the fifty sixth (58 th) meeting of Building and Works Committee held on April 11, 2022.
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Minutes of the 58th BWC meeting held April 11, 2022 were circulated to all the members. The committee confirmed the minutes.

Item 59.3	To consider and take note of the Action Taken Report (ATR) on the Minutes of the 57 th & 58 th BWC meetings.
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The committee noted the ATR of 57th and 58th meetings with satisfaction. It was informed that BWC members also visited the campus before the meeting and appreciated the progress of the project. Few suggestions given are listed below:

- a. It is suggested that planning is to be done for proper lighting in cricket ground, like pole size should be 20 meter or above and lux level at pitch should be at least 500. It was informed by the Institute that at present lights available on cricket ground are temporary arrangements and permanent lighting facilities will be taken in future separately.

It was also advised that in Indoor Sports Complex mercury vapor lamps are installed for lighting which is now obsolete and hence suitable substitute may be explored. PIC informed that being balance work the items used are as per scope of M/s Simplex Infrastructure Ltd. and, if required, based on users feedback, suitable modification will be done at later stage.

- b. The sample of additional room constructed in Vikram Sarabhai Hostel was also visited by the members and they have appreciated the efforts of the Institute. It was also noted that the creation of additional facility may be treated as temporary arrangement till such time new hostels are constructed as the cost incurred in creation of additional room is comparatively economical instead of hiring similar accommodation on rent. Further hiring the additional hostels on rent is not advisable as there will be concern of transportation and safety of the students. If required, in future this temporary arrangement may be discontinued. The members also suggested that planning of proposed modern buildings like upcoming new hostels, POD, Industrial Research Park, etc. may be started as it will save time as the part of pre-construction activity while executing the phase-III.

It is also advised that the Institute may rethink to incorporate air cooling facilities in the upcoming hostels.



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- c. The future buildings are to be planned for construction with at least 5 year maintenance.
- d. The MOU with CPWD needs to be modified suitably and statutory approvals to be taken by CPWD for the buildings constructed by them.
- e. With reference to the ATR of Item No. 57.3 committee noted with satisfaction that IIT Indore has a good record keeping system in place.
- f. With reference to the Annexure-2 i.e. documents awaited- CE & CPM, CPWD assured that documents will be submitted to the Institute within 4 weeks.

Item 59.4	To consider proposal for development of Sports Facilities.
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It was informed that the IDO is in constant touch with Convenor Sports Committee and Sports Officer of IIT Indore for user feedback. The committee also approved the shifting of location of football ground and hockey field as suggested by the consultant. It is suggested that dedicated cycle parking to be included.

BWC members advised the following:

1. Instead of keeping LED dimming provision which is costly and not maintenance friendly, design may have provision of getting different level of illuminations for different applications like recreation(minimum light), practice(mediaum light), game(maximum light), etc. by switching on and off of required numbers of light.
2. Rather than fixing the wattage and numbers of the LED fixtures in the tender, it is better to mention the range of wattage, i.e. from 800 watt to 1500 watt, detailed specification including minimum efficiency of LED fixtures, glare level and required lux level as per standard. The agency will submit the technical bid with the detailed illumination design with exact wattage and number of LED fixtures in the technical bid. This will ensure energy efficient and cost effective sports lighting solution. CPWD may look into the same.
3. Price of the poles taken (Market Rate) seems to be on higher side and may please be reviewed.
4. 5 year DLP shall be under the scope of the Sports lighting contract awarded by CPWD.
5. Glider may be replaced by manual ladder with platform at the top.
6. Rates taken by CPWD after market rate analysis seems to be higher side & may please be reviewed.
7. The illumination design and structural design will be proof checked by third party.
CE/CPM, CPWD is requested to consider the suggestions of the committee and if any upward revision is required in estimates submitted by them then the same must be submitted to the Institute immediately. An online BWC meeting to deliberate the technical aspects may be scheduled after 2 weeks.

The committee deliberated and recommended the proposal to FC & BOG for additional sanction of Rs. 13.3 Crores.



Item 59.5	To consider proposal of CPWD for the maintenance works costing Rs. 14 crores.
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The committee expressed sincere thanks to CPWD for showing interest in taking up the maintenance works of IIT Indore. The committee deliberated the proposal in detail and advised to Chief Engineer CPWD to submit comprehensive maintenance. This should include critical break down, back up facilities, etc.

CPWD has submitted estimates only for civil and electrical work (lights, fans etc.) however operation and maintenance of specialized services is not included in the estimates. CE & CPM informed that office of CPWD, IIT Indore Division has shortage of engineers and hence at present due to which comprehensive estimate is not submitted.

It is decided that a request letter will be sent to DG, CPWD to look the matter for deputation of the adequate CPWD officials.

CPWD will submit revised proposal including all maintenance related activities along with scope of work.

CPWD informed that it will take around 6 months to collect the requisite data and prepare comprehensive scope of work and 6 months will be required to start the work after getting AA& ES.

Item 59.6	To consider proposal of CPWD for routine operation & maintenance of AHUs/ VRV System (Indoor & Outdoor) / Air Cooling Units in various buildings.
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BWC deliberated and recommend the proposal submitted by EE CPWD for the routine operation & maintenance of HVAC i.e. Air Handling Units/ VRV System (Indoor & Outdoor) / Air Cooling Units in 8 buildings. Preventive maintenance schedule to be shared by the CPWD.

Item 59.7	Approval of additional AA&ES for 2 MVA 11KV DG Set.
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BWC deliberated and recommend the proposal to FC & BOG to sanction of additional AA & ES of Rs. 92,67,565 (Rupees Ninety-Two Lakh Sixty-Seven Thousand Five Hundred Sixty Five Only).

However, CE CPWD was also advised to provide justification with supporting documents in support of increase in estimated cost.



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Item 59.8	Development of "Amrit Sarovar" in front of Abhinandan Bhawan and Learning Resource Center as part of project for "Water Body Development".
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BWC noted the vision of Honorable Minister of Education for development of "Amrit Sarovar". It was informed that the sanction of fund of Rs 1Cr. (one crore). The plans submitted by CPWD were presented before the committee, out of which one was finalized which has a circular shape and 98 meter diameter.

The Rural Engineering Services (RES) of Government of Madhya Pradesh will take care of excavation work, diversion of natural water channels of surrounding area to the "Amrit Sarovar", supply of additional water source from Simrol Village as alternate source of water & ancillary works upto Rs. 1 Cr.

The development work will be executed through CPWD on deposit basis which includes construction of walking track, fountain, horticulture, amphitheater etc.

Item 59.9	Construction of single lane Water Bound Macadam (WBM) Road in Forest Area.
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BWC noted the vision of Honorable Minister of Education regarding maintenance of forest and safety of Institute residents as well as to the wildlife. The proposal is in line with the forest visit held on May 3, 2022 followed by visit by officials of IIFM- Bhopal.

The committee agreed that Water Bound Macadam (WBM) will match the surrounding ecosystems. The proposal will result in significant reduction in cost of construction as well as support in maintenance of a better ecosystem in the forest area.

The committee also appreciated the efforts of the Institute to make a part of lake no. 6 alive and plantation drive organized on world environment day celebrated on June 4, 2022 using internal resources.

The proposal of construction of WBM road is approved by BWC with preliminary estimated cost of Rs. 3,38,18,680 (Rupees Three Crore Thirty Eight Lakh Eighteen Thousand Six Hundred Eighty) as the same is within already sanctioned AA & ES.

Item 59.10	Proposal for Extension of ground Floor of Drishti Bhawan.
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BWC deliberated the proposal in detail and highlighted that as the area approved for construction of permanent campus in revised DPR i.e. 2,21,000 SQM is exhausted therefore, construction of any permanent structure may be included in Phase-III.

BWC further discussed the requirements of 336 Sqmtr. by IIT Indore Drishti CPS foundation and hence a semi-permanent structure with truss roof is approved for construction at



proposed location adjacent to the "Drishti Bhawan" (earlier known as Taste Buds) i.e. west side of Central Workshop Building.

CE & CPM informed that in case the truss roof structure is replaced with RCC structure there will not be any remarkable decrease in preliminary estimates as false ceiling will also be required to be done.

BWC recommended the proposal to FC & BOG for AA & ES of Rs. 1.89 Cr. for construction of 336 Sqm. with truss roof structure at proposed location to accommodate IIT Drishti CPS Foundation.

Item 59.11	Progress of works under Phase 1A (a) - Part A awarded to M/s B. R. Goyal Infrastructure Limited.
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PIC presented the progress of the ongoing work being executed by M/s B.R. Goyal Infrastructure Limited. As the work is "balance work" and internal work is being executed in occupied buildings which is complex and time consuming, therefore, the progress of the work is noted as satisfactory and the work is being executed at all the available fronts. The report of the committee for freight lifts of POD buildings was also deliberated and BWC advised that OEM is to be invited and a meeting is to be arranged by the contractor in the presence of Institute officials and a detailed report may be submitted by M/s BRG on this issue so that Institute may take appropriate action to resolve the issue. As the work of lift is low rated item of M/s BRG and it is not advisable to descope at this stage.

Mr. Tarun Maheshwari, Project Coordinator, M/s B.R. Goyal Infrastructure Ltd. was also invited to discuss the progress of the work and he requested for time extension of 75 days. It was advised to M/s BRG to submit a construction program to ensure that work is completed in next 75 days.

The BWC felt that initial time allowed i.e. 6 month for this contract was not enough and hence request of the contractor may be considered. As the contractor is willing to complete the work the BWC in principle approved the extension of 75 days without prejudice the rights of IIT Indore under contract.

Item 59.12	Approval of Extra, Deviated and Substituted items for balance work of Phase 1A (a) Part A and committee report on the same.
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PIC presented details of extra & deviated items before the BWC. The report of committee constituted by the BWC for vetting of extra and deviated items analyzed by IDO and vetting of the balance scope of work of M/s SIL was also presented. BWC noted that the rate analysis has been done as per provisions of the contract between IIT Indore and M/s B.R. Goyal Infrastructure Limited.



BWC recommended to FC & BOG for approval of extra items & deviation items for a final amount of Rs. 4.96 Cr. for making the building/services functional & successful completion of the work.

Item 59.13	Report submitted by IIT Guwahati for the work related to Third Party Quality Inspection of work carried out by M/s Simplex Infrastructures Limited and M/s PREMCO.
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BWC noted with satisfaction that the report is submitted by IIT Guwahati and Institute has requested to IIT Guwahati to submit the cost estimates for suggested rectifications / retrofitting.

BWC also approved that professional charge for preparation of estimates may be paid to IIT Guwahati as per a approved CPWD rate which is ranging from $\frac{1}{4}\%$ to $\frac{1}{2}\%$ of the estimated cost.

BWC also approved IIT Guwahati may be awarded the work of TPQI (on the existing terms and conditions and same % of fee which is 0.1%(including taxes) of work done) for balance work of M/s Simplex Infrastructure Ltd. awarded to M/s B.R. Goyal Infrastructures Ltd. The awarded cost to M/s B.R. Goyal is 31.57 Crores therefore fee of IIT Guwahati for the said work will be around Rs. 3.16 lakhs. The fee may slightly vary based on actual amount of work done by M/s B.R. Goyal Infrastructure Limited.

Item 59.14	Construction of prefabricated structure in POD 1E.
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BWC noted that at present the Institute is struggling for space as the Phase-III is under process. BWC appreciated the efforts of Institute in finding a place where with space can be created for research and academic activities as the sanctioned area of 2,21,000 Sqm. is already exhausted. BWC in principle approved the proposal for creation of additional space of 194 Sqm. with prefabricated & light roof structure at 3rd floor of POD 1E (PHY1).

CE & CPM CPWD was requested to submit the estimates for construction of a semi-permanent structure.

Item 59.15	Construction of first floor on terrace above the free study zone of LRC.
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BWC appreciated the efforts of the Institute, as the area proposed for construction of first floor above free study zone of Learning Resource Center is situated at a prime location and center of the campus which is surrounded by Abhinandan Bhawan, POD, Hostels, Lecture Hall Complex and proposed "Amrit Sarovar" and hence all the available are to utilized properly as the sanctioned area of 2,21,000 Sqm. is already exhausted.

BWC approved the proposal in principle and CE & CPM, CPWD was requested to submit preliminary estimates for construction of a semi-permanent structure of 740 Sqm.



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Item 59.16	Items for ratification – Items approved by Chairperson-BWC (F.Y. 21-22).
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Item ratified.

Item 59.17	Items for ratification – Items approved by Chairperson-BOG (F.Y. 21-22).
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1. AA&ES on creating of an additional room by constructing a partition and door at side living space of Hostels of Hall of residence.

Item ratified.

The sample of additional room constructed in room no. 601 at Vikram Sarabhai Hostel was also visited by the BWC members on June 13, 2022.

They have appreciated the efforts of the Institute. It was also noted that the creation of additional may be treated as temporary arrangement till such time new hostels, planned in phase-III, are constructed as the cost incurred in creation of additional room is comparatively economical instead of hiring similar accommodation on rent. Further hiring the additional hostels on rent is not advisable as there will be concern of transportation and safety of the students. If required in future this temporary arrangement may be discontinued.

Item 59.18	Items for reporting
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- 59.18.1 To report increase in the GST rates requested from M/s B. R. Goyal Infrastructure Limited

Noted with satisfaction.

BWC agreed that contractor has claimed GST @ 18% as per notification of Government of India. PMC has also recommended that the claim of contractor is in order. As per clause 34 (GCC) (page 192/1986) of the contract between IIT Indore and M/s B.R. Goyal Infrastructure Ltd. The contractor has submitted the details of GST paid to the Government of India @ 18%. The difference claim is not a profit to the contractor and the same is being deposited by the contractor to the Government of India. Timely release of payment to the contractor for increase in GST will facilitate in completion of the project.

- 59.18.2 Augmentation & rectification of SIC building encompassing Civil, electrical, HVAC and safety security aspect.

Noted.



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BWC members the site and agreed that this was necessary for the safety of the equipments and services of the SIC building.

59.18.3 Status of the work awarded to CPWD pertaining to the requirement of LED Video Wall in Nalanda Auditorium.

Noted.

The matter was explained in detail by the Executive Engineer (Electrical), CPWD and it was informed that final report from Ministry of Electronics and Information Technology, Government of India and STQC is expected on June 16, 2022. CPWD further advised that as the matter is in dispute and cancellation of work awarded by the Institute to CPWD is not appropriate and advisable.

CWPD was also advised to shift the material of M/s Jaycon Ltd. to some other location as this is related to safety of the students residing in nearby hostels. It was also informed to speed up the work of construction of footpath using paver blocks with quality. CE & CPM assured to shift the material laying on site of M/s Jaycon Ltd. at the earliest and pace up the work of footpath.

59.18.4 Status about the development of Satellite campus of IIT Indore at Ujjain.

Noted.

It was informed that few departments will be partially shifted to Ujjain campus like Astronomy, Astrophysics and art & craft studio will be established to support toy manufacturing industries.

59.18.5 Finance Committee and Board of Governors decision on the BWC agenda item 58.3 pertaining to construction of 01 Hostel building and 01 Heavy Lab Complex.

Noted.

These buildings will be become part of Phase-III construction.

59.18.6 Claim of M/s Mecon Ltd. for the PMC service rendered in Phase 1A (a) and the status of the meeting held with the representative of M/s Mecon Ltd. for re-deputation of engineers on site.

Noted with satisfaction.

Next meeting will PMC, M/s Mecon Ltd. to be scheduled in next 2 weeks.

59.18.7 Regarding MOU with NVVN Limited (NTPC) for the rooftop solar power project of 500 kWp in RESCO mode.

Noted.

BWC advised to take up the matter on a fast track.



59.18.8 Repair and rectification of road and HVAC tunnel at the risk and cost of M/s PREMCO.

Noted with satisfaction.

Item 59.19	Any other item with the permission of the chair
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NIL.

Meeting ended with a vote of thanks to the Chair.



(Prof. Suhas S. Joshi)
Director and Chairman, BWC, IIT Indore


(S.P. Hota)

Registrar I/c & Secretary, BWC

