



भारतीय प्रौद्योगिकी संस्थान इन्दौर
Indian Institute of Technology Indore

Minutes of sixtieth (60th) meeting of the Building and Works Committee held on October 31, 2022 at 11:00 hrs. in the Board Room, Abhinandan Bhavan, IIT Indore.

Present:

Chairperson:

1. Professor Suhas S. Joshi
Director, IIT Indore

Members:

2. Dr. 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. Mr. Govind Parchani
Chief Engineer, RRCAT, Indore
6. Dr. Amod C. Umarikar
Associate Professor (EE), IIT Indore

Special Invitees:

7. Dr. Guru Prakash
Associate Dean, Infrastructure Development, IIT Indore
8. Dr. Srivathsan Vasudevan
Faculty Advisor, Infrastructure Development, IIT Indore
9. Mr. Atul Kumar Pandey
Project-In-charge, IIT Indore
10. Mr. Vijayendra Shastri
Assistant Registrar (ID), IIT Indore



11. Mr. Pranay Chopra
Dy. Executive Engineer (E), Infrastructure Development, IIT Indore
12. Mr. Roshan Bhatia
Section Officer (FAS), IIT Indore
(On behalf of Mr. Pradeep Agarwal, Joint Registrar (F&A), IIT Indore)
13. Mr. Yesh Gupta
Executive Engineer (Civil), CPWD, IITI Project Division - I
(For CPWD related matters only)
14. Mr. Pankaj Rawal
Executive Engineer (Civil), CPWD, IITI Project Division - II
(For CPWD related matters only)
15. Mr. Mahesh Garg
Assistant Engineer (Electrical), CPWD, IITI Project Electrical Division
(For CPWD related matters only)

Secretary:

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

Leave of Absence :

17. Dr. Akhilesh Kumar Srivastava
Chief General Manager,
National Highway Authority of India
(Not attended)

Item 60.1	Welcome and opening remarks by the Chairperson, BWC.
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Chairperson welcomed the members and thanked members for attending the meeting. Before the meeting, members visited the site pertaining to the balance work of Phase 1A (a) part- A.

Chairperson expressed the satisfaction on the various works that are under progress. He informed the committee that the end is in sight for closure of Phase I & II construction. Members appreciated the efforts of the Institute and IDO, section for their efforts despite difficulties in executing the left-over work of Phase 1 (a).

Chairperson advised the Secretary to conduct the meeting further.



Item 60.2	To confirm the minutes of the fifty ninth (59 th) meeting of Building and Works Committee held on June 13, 2022.
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Minutes of the 59th BWC meeting held June 13, 2022 were circulated to all the members. The committee confirmed the minutes as no comments were received.

Item 60.3	To consider and take note of the Action Taken Report (ATR) on the Minutes of the fifty ninth (59 th) BWC meeting.
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BWC took note of the ATR and advised the following:

Item No. 59.3 (b):

- a. Members advised that the scope of work of architects / consultants should be drafted in detail to avoid the ambiguity.
- b. Efforts are to be made to appoint national / international level renowned architects so that design of infrastructure can be planned, in a meaningful manner.
- c. Open tender may be invited from the professional architects / consultants instead of only working registered with CPWD.
- d. Pro & cons were discussed in detail for appointment of Architects/Consultants by the CPWD or IIT Indore. Members advised that IIT Indore may choose consultants for better and closer coordination.

Air cooling facility in hostels:

- a. Members noted that Air cooling facility is provided in APJ Abdul Kalam hostel. The committee was informed that the experience of the IIT Indore is not satisfactory and the Institute faced several difficulty in establishing air-cooling system in the occupied building. It is therefore advised that air cooling facility not may be provided in other existing hostels at this stage.
- b. IIT Indore may formulate a policy considering feedback from the users for Air-Cooling facility for upcoming hostels.

Item No. For 59.3 (c):

IIT Indore has completed and occupied the mandate of construction of 2, 21,000 sqm. area. The campus has been completely occupied and is growing rapidly. The committee noted that



for upcoming buildings of the campus, CPWD will also consider comprehensive maintenance for initial 5 years.

BWC advised that the scope of the work should be properly defined by the CPWD before floating the tender and should be confirmed by the user department.

Item no. 59.4: BWC advised that Institute engineers should scrutinize and verify the estimate of CPWD especially in case of maintenance contract since there is a significant verification between the estimate and actual contract awarded.

Item no. 59.14

BWC advised that IIT Indore shall initiate necessary action for getting the as-built drawings of works carried out under Phase 1A (a). Also, IIT Indore should cross check scope of M/s MECON Ltd. and M/s ARCOP for scope of certification of as-built drawings. Accordingly, the action plan shall be placed in the next BWC meeting.

BWC advised that the proposed work is a semi-permanent structure and it is recommended for taking up the work by IIT Indore through e-tendering.

Possibility may be explored to appoint an architect in IDO, section at Institute level so that minor works can be planned in-house.

Item No. 59.18.2:

BWC advised that the tender for the HVAC work of SIC building is not to be carried out at this stage as the building is a semi-permanent structure. It will be appropriate to shift the existing facilities of this building in upcoming buildings under Phase-III.

Item No. 59.18.3:

CPWD officials informed that, additional documents submitted by the bidder (In relation to Make in India Policy) are under examination. Existing tender of SITC of LED wall in Nalanda Auditorium is under the evaluation stage.

Item No. 59.18.5: BWC noted that these buildings are included in Phase-III constructions plan.

Item No. 59.18.6:

BWC advised that the reply shall be given to PMC at earliest. Further, if neither PMC, M/s MECON Ltd. nor M/s ARCOP provides the as built drawings, consultant may be appointed at the risk & cost of the responsible agencies (M/s Simplex / M/s ARCOP / M/s MECON Ltd.).



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In this connection, relevant agreement clauses of IIT Indore with M/s Simplex, M/s ARCON and M/s MECON Ltd. may be discussed in the next BWC to arrive at a conclusion.

Item No. 59.18.7:

BWC advised that matter shall be taken up on fast track and the following committee is constituted for discussion and closure of the matter with M/s NVVN and finalizing the PPA:

1. Dr. S. Vasudevan, Dean, Student Affairs and Faculty Advisor IDO
2. Mr. B K Sahoo, Superintending Engineer, IIT Kharagpur & BWC Member, IIT Indore
3. Mr. Atul Kumar Pandey, Project In Charge, IIT Indore

Item 60.4	Regarding progress report of balance works under Phase 1A (a) - Part A awarded to M/s B. R. Goyal Infrastructure Limited.
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A. Overall progress

Project Incharge presented the progress of the ongoing work being executed by M/s B. R. Goyal Infrastructure Ltd.

Committee noted various difficulties faced, during the period of execution which has delayed the completion. In spite of complexities & difficulties faced by the IIT Indore in the work, progress of the work is satisfactory.

For the remaining work, committee advised that some specialized works like Fire-fighting, SCADA, IBMS, Tools, Lift, AHU room insulation and Water softening shall only be pending after November 30, 2022.

Based on the facts observed during the site visit, BWC approved the time extension up-to December 31, 2022.

B. Regarding three freight lifts of POD building

Project Incharge presented the complete status and chronology of the lifts from initial stage to till date. After a detailed deliberation, BWC advised to explore the possibilities of getting the work done through existing contractor M/s B.R. Goyal Infrastructure Ltd. The agency will complete the commissioning of one lift already installed. BWC further emphasized to explore the possibilities of utilization of the of the available material of the remaining two lifts.

Item 60.5	Construction and development Phase-III works
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Agenda is dropped



Item 60.6	Construction and development of Satellite Campus of IIT Indore at Ujjain
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BWC deliberated the proposal of Applied Research and Technological Training in Innovation and Entrepreneurship (ARTRIE) centre, The Satellite campus of IIT Indore at Ujjain (Madhya Pradesh), for amounting Rs. 386.10 Crs. for an area of 88,631 sqm. It was informed that 40% cost will be borne by Central Government and remaining 60% cost by Government of Madhya Pradesh.

BWC advised that the necessary action for getting water and electrical power connection at satellite campus shall be taken up after getting possession of land. Planning and requirement finalisation may be initiated.

BWC recommended the proposal to FC & BOG for construction of satellite campus of IIT Indore at Ujjain, Madhya Pradesh, India.

Item 60.7	Development works around Amrit Sarovar at IIT Indore
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BWC noted the scopes of work under IIT Indore, Rural Engineering Services of Govt. of Madhya Pradesh (RES) & CPWD.

Status of work was also presented in the meeting. BWC advised to take up the work on priority as the same has been monitored by Ministry of Education.

BWC recommended the proposal of CPWD amounting Rs. 5.50 Crs. for approval from FC & BOG.

Item 60.8	Arbitration of works executed by CPWD
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60.8.1: 01 No. 490 Boys Hostel for IIT, Indore

Executive Engineer CPWD explained that the matter and it was referred to the following:

1. Dispute Resolution Committee (DRC) was formed to resolve the issue as per agreement clause.
2. Chief Engineer /Executive Director of CPWD appointed the sole arbitrator as per agreement clause.
3. Sole arbitrator awarded an amount of Rs. 2,16, 33,583
4. Legal advice to challenge the award was sought from:
 - a) Mr. G.S.Yadav, appointed by Ministry of Law.



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- b) Dr. R.S.Shrinet, Deputy Legal Advisor /Senior Counsel, Govt. of India.
5. Both the advisors have advised for challenging the award before the Honourable High court.
 6. As per the advice of the legal advisor, CPWD has challenged the award before the Honourable High Court.
 7. Contractor has also challenged the arbitration award before the Honourable High Court of Delhi.

BWC noted the status of arbitration case.

60.8.2: Construction of Dining Hall & Food court building

Executive Engineer CPWD explained that the matter and it was referred to the following:

1. Dispute Resolution Committee (DRC) was formed to resolve the issue as per agreement clause.
2. Chief Engineer /Executive Director of CPWD appointed the sole arbitrator as per agreement clause.
3. Sole arbitrator awarded an amount of Rs. 1, 55, 03,061 (Rs. One Crore Fifty Five Lakhs Three Thousand and Sixty One Only).
4. Legal advice to challenge the award was sought from:
 - c) Smt. Arti Bansal Senior panel counsel New Delhi appointed by Ministry of Law.
 - d) Mr. A.A.Ansari, Additional Government Advocate/ Incharge, Ministry of Law & Justice Govt. of India.
 - e) Dr. R.S.Shrinet, Deputy Legal Advisor /Senior Counsel, Govt. of India.

Efforts were made by CPWD to defend the case.

Based on the deliberation, BWC advised as there is no possibility to get the award in favour of us even if it is challenged before the Honourable High Court.

BWC recommended to FC & BOG for approval of the remittance of Rs. 1, 55, 03,061 (Rs. One Crore Fifty Five Lakhs Three Thousand and Sixty One Only) to CPWD.

Item 60.9	Identification of space available in POD buildings for use
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BWC noted that the proposal of creation of additional temporary rooms which may be used for various purposes including as general discussion rooms, office use, storage of office material etc.



BWC recommended the proposal amounting Rs. 28.60 Lakhs with an area of 267.6 sqm. to the FC and BoG for approval.

Item 60.10	Reporting items
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60.10.1 Progress report on various developments of works entrusted to CPWD

Project Incharge presented the status of the various works entrusted to CPWD and BWC noted with satisfaction.

Item 60.11	Any other item with permission of Chairperson.
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1. To consider the Skeleton proposal submitted to Ministry under JICA scheme.

A Skeleton proposal was submitted to the Ministry of Education vide letter dated September 9, 2022 was presented in the meeting. BWC in principle agreed with the proposal of estimated Rs. 1493.65 Crore with an estimated area of 2, 39,624 sqm.

Locations of the buildings are planned as per the approved master plan.

BWC recommended the proposal to the FC and BoG for approval.

2. To consider Third Party Quality Inspection (TPQI) report received from IIT Guwahati for Phase 1A (a) work.

The final report of TPQI received from IIT Guwahati was presented in the meeting.

BWC directed to review the report and submit the proposal of retrofitting. It was decided that the work will be taken up after the completion of ongoing balance work of Phase 1A (a) - Part A.

Meeting ended with a vote of thanks to the Chair.


16.11.2022

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


(S.P. Hota)

Registrar I/c & Secretary, BWC

