



भारतीय प्रौद्योगिकी संस्थान इन्दौर
Indian Institute of Technology Indore

Minutes of sixty first (61st) meeting of the Building and Works Committee held on April 13, 2023 at 11:00 hrs. in the Board Room, Abhinandan Bhavan, IIT Indore.

Present:

Chairperson:

1. Professor Suhas S. Joshi
Director, IIT Indore

Members:

2. Professor Manish Kumar Goyal
Dean, Infrastructure Development, IIT Indore
3. Professor Amod C. Umarikar
Professor (EE), IIT Indore
4. Mr. Aditya Kumar Singhal
Former Director General (Works), CPWD
5. Dr. Akhilesh Kumar Srivastava
Road Safety Ambassador,
International Road Federation and World Economic Forum
IT Advisor, Government of Uttarakhand
Chairman, Bitumen India Forum
(Attended online)
6. Mr. Govind Parchani
Chief Engineer, RRCAT, Indore
7. Mr. Biswakesan Sahoo
Superintending Engineer (E&M), IIT Kharagpur

Special Invitees:

8. Dr. Guru Prakash
Associate Dean, Infrastructure Development-1, IIT Indore
9. Mr. Atul Kumar Pandey
Project-In-charge, IIT Indore
10. Mr. Vijayendra Shastri
Assistant Registrar (ID), IIT Indore



11. Mr. Rajeev Pandey
Assistant Registrar (F&A), IIT Indore
12. Mr. Pranay Chopra
Assistant Project-In-charge, IIT Indore
13. Mr. Yesh Gupta
Executive Engineer (Civil), CPWD, IITI Project Division – I
(For CPWD related matters only)

Secretary:

14. Mr. S.P. Hota
Registrar, IIT Indore

Item 61.1	Welcome and opening remarks by the Chairperson, BWC.
------------------	---

The chairperson welcomed the members and thanks for attending the meeting.

Before the meeting, members visited various sites to see the progress of ongoing works and sites for proposed works. The members appreciated the efforts of the Institute specially in relation to forest road, forest beat office and Amrit Sarovar. The chairperson also expressed his satisfaction on the various works which are in pipeline and under progress.

Members appreciated the completion of balance work of Phase 1(A)- Part A on December 31, 2022. Members also appreciated the interior and modification work executed at 9th Floor of Abhinandan Bhawan for creation of board room.

Chairperson advised the secretary to proceed further.

Item 61.2	To confirm the minutes of the sixtieth (60th) meeting of Building and Works Committee held on October 13, 2022.
------------------	---

Minutes of the 60th BWC meeting held October 13, 2022 were circulated to all the members. The committee confirmed the minutes.

Item 61.3	To consider and take note of the Action Taken Report (ATR) on the Minutes of the sixtieth (60th) BWC meeting.
------------------	---

Noted with satisfaction.

Item 61.4	Regarding the balance works of Phase 1A (a) to be or not to be taken up
------------------	--

PIC presented the status and expressed his gratitude to the Director and the member of BWC for their guidance and support of faculty members of the institute in completion of the balance work by December 2022.

BWC deliberated in details and approved the recommendation of the committee.

61. 4 (a): Regarding the balance work of three freight lift in POD

61. 4 (a) (i): For freight lift of PHY 1 & PHY 3 (POD 1C & 1E):

BWC advised that that:

- (i) Only approved makes for lifts in the original contract with M/s Simplex Infrastructure Limited i.e. Schindler, Kone, Otis, Thyssenkrup, Mitsubishi should to be included in the tender.
- (ii) A clause should be included in the tender document that makes it mandatory for the bidder to include the takes away of material of 2 lifts by the bidders shall be included in the tender document.
- (iii) The estimated cost of the tender must be calculated on CPWD DSR basis instead of market rate analysis.
- (iv) BWC advised to include 2 years AMC provision apart from 3 years DLP.

BWC recommended to FC & BOG for execution of this work by Institute through e-tendering. The work will be executed at the risk & cost of M/s Simplex Infrastructure Limited. However, the additional cost of 2 year AMC will be borne by the Institute. Use of faculty material to the extent possible and asking the bidder to dispose off the balance material.

61. 4 (a) (ii): For freight lift of CSE 1 (POD 1B):

The BWC deliberated in detail. It is noted that this lift was installed long back but testing and commissioning is pending. The BWC advised that due to safety reasons it is not appropriate to execute the work through any agency other than the OEM M/s Schindler or it's authorized agency. However, to get the competitive rates it was advised to execute the work through e-tendering by the Institute.

In case of no response in e-tendering the institute is advised to explore to invoke the provisions of GFR, 2017 Rule No. 166 (Single Source Enquiry) and get the work executed through OEM M/s Schindler or it's authorized representative.

However, to ensure the reasonability of price techno commercial discussion is to be done with OEM M/s Schindler in the presence of duly constituted committee. BWC advised to include 2 years AMC provision apart from 3 years DLP.

BWC recommended the proposal to FC & BOG for execution of this work by Institute through e-tendering. The work will be executed at the risk & cost of M/s B.R. Goyal Infrastructure Limited. However, the additional cost of 2 year AMC will be borne by the Institute.

61. 4 (b): Regarding the balance work of SCADA & Engineers training



BWC deliberated in detail and recommended the proposal of execution of this work through e-tendering with 3 years DLP & training at the risk & cost of M/s B.R. Goyal Infrastructures Limited with estimated cost of Rs. 28 lakhs. BWC advised to include 2 years AMC provision apart from 3 years DLP.

BWC recommended the execution of this work by the Institute through e-tendering. The work will be executed at the risk & cost of M/s B.R. Goyal Infrastructure Ltd. However, the additional cost of 2 year AMC will be borne by the Institute.

61. 4 (c): Regarding the insulation work (HVAC related) in POD-3

BWC deliberated in detail and recommended the following proposals for execution through e-tendering by the institute:

I. AHU room insulation work at the risk & cost of M/s B.R. Goyal Infrastructure Limited with estimated cost of Rs. 34 lakhs.

II. Chilled water pipe insulation work should be executed at the risk & cost of M/s Simplex Infrastructure Limited with estimated cost of Rs. 12 lakhs.

Item 61.5	Regarding the balance work of Mechanical and Electrical in fire tank room near POD
------------------	---

BWC members have visited the site before the meeting and appreciated that fire tank is already constructed. It is noted that the work / items were not in the scope of M/s Simplex Infrastructures Limited and M/s B.R. Goyal Infrastructures Limited.

Project in Charge informed to the committee that estimates were also requested from CPWD and same is awaited. It was advised by BWC to take advice from Fire Department also before finalisation of the tender.

As the requirement is necessary for safety reasons and norms of NBC (National Building Code) are to be followed by the Institute, BWC recommended the proposal with estimated cost of Rs. 1.22 Crore for approval of FC & BOG. The work may be executed through CPWD or alternatively institute may execute the work through e-tendering also.

Item 61.6	Preparation of As-built drawings of works carried out by M/s Simplex Infrastructures Ltd.
------------------	--

The agenda is dropped.

Item 61.7	To consider the Construction of Laboratory at IIT Indore
------------------	---

BWC deliberated in detail and noted that due to increase in no. of faculty members, students and in view of upcoming new courses, it is necessary to construct a semi-permanent



structure of 930 sqm. area with soft roof. Location of the laboratory may be finalised by the Institute as per master plan.

BWC recommended the proposal of construction of laboratory with estimated cost of Rs. 6.16 crores.

Item 61.8	To consider the Development of Board Room at 5th floor, East Wing, Abhinandan Bhawan
------------------	---

BWC members visited the proposed site before the meeting. BWC deliberated in detail and noted the need a well-equipped AV board room with a seating capacity of around 70. The facility will certainly create a value addition in the Abhinandan Bhawan.

BWC recommended the proposal to FC & BOG of development of board room with estimated cost of Rs. 2.76 crore. The work will be executed through CPWD under deposit work basis.

Item 61.9	Progress of Development of “Amrit Sarovar” in front of Learning Resource Center & Abhinandan Bhawan as part of project for “Water Body Development”.
------------------	---

BWC deliberated in detail and noted that the proposal is well with in approved amount of Rs. 5.51 Crore and there will be no additional financial implication and hence the proposal of execution of additional work with estimated cost of Rs. 78 Lakhs on deposit basis to Rural Engineering Services (RES) is approved. This is to be reported to FC & BOG. BWC advised to execute the work on fast track to complete the maximum possible work before commencement of monsoon season.

Item 61.10	To consider construction of single lane WBM road in forest area with bituminous carpet
-------------------	---

BWC deliberated in detail and noted that the proposal is well with in approved amount of Rs. 6.63 Crore and there will be no additional financial implication and hence bituminous carpet laying of ongoing WBM road with estimated cost of Rs. 97.08 Lakhs is approved. This is to be reported to FC & BOG.

Item 61.11	To consider the development of 1st Floor & 4th Floor at Learning Resource Center
-------------------	---

BWC deliberated in detail and noted the need for additional office space for faculty members and research scholars. BWC appreciated the efforts of Director IIT Indore to find additional space in existing buildings.

A)Construction of 1st floor on terrace above free study zone of LRC (Item No. 59.15)

The proposal for construction of the 1st floor of Learning Resource Center (LRC) above free study hall with a semi-permanent structure with soft roof and estimated cost Rs. 3.72 Crore



is recommended for approval of FC & BOG. The work will be executed through CPWD on a deposit work basis.

B)Construction of 4th floor of LRC

The proposal for construction of semi-permanent structure with soft roof at the 4th floor of the Learning Resource Center (LRC) with an estimated cost of Rs. 2.12 Cr is recommended for approval FC & BOG. The work will be executed through CPWD on a deposit work basis.

Item 61.12	To consider the construction of Multi Level Parking near Abhinandan Bhawan & LRC at IIT Indore
-------------------	---

BWC deliberated in detail and noted the need of multi-level parking.

The proposal of construction of Multi Level Parking in open space available at the east side of Abhinandan Bhawan and south side of Learning Resource Center is recommended for approval of FC & BOG with an estimated cost of Rs. 7.14 Cr. BWC also advised that at least one car lift is to be included in the plan which will be helpful in case of breakdown of any of the parked car. The work will be executed through CPWD on deposit work basis.

Item 61.13	To consider the construction of Animal House
-------------------	---

BWC recommended the proposal for construction of Animal House with estimated cost of Rs. 3.47 Crore for approval of FC & BOG. BWC advised that the norms are to be followed to see the distance from other buildings as per plan. Location may be finalized by the institute suitably as per norms for animal house and approved master plan. The work will be executed through CPWD on a deposit work basis.

Item 61.14	To consider the construction of Covered Corridor at various locations in IIT Indore
-------------------	--

BWC appreciated the concept and concern of Director IIT Indore to provide hassle free movement of students, faculty members and visitors during peak summer and rainy seasons. BWC advised to execute the work with more economical solution.

The work will be executed through CPWD on a deposit work basis. It was advised that work is to be executed in a phased manner. The first phase should connect existing five Hostels, Central Dining Facility, Lecture Hall Complex and POD-3 buildings.

BWC in principally recommended the proposal for approval of FC & BOG. The provision of solar is not to be executed as the pathways are surrounded with trees and solar panel may not be working with full efficiency on pathways. The proposal with an estimated cost of Rs. 18.41 Cr. is to be revised and revised estimates may be put up for approval of FC & BOG.



Item 61.15	To consider the construction of 02 nos. 200 capacity classrooms at LHC
-------------------	---

BWC noted the need for additional classrooms in view of the increasing strength of students and upcoming new courses. BWC appreciated the thought process of Director IIT Indore to find suitable space for the creation of additional classrooms for the students.

BWC recommended the proposal for the construction of additional classrooms at Lecture Hall Complex with an estimated cost of Rs. 9.8 Cr to FC & BOG for approval. The work will be executed through CPWD on a deposit basis.

Item 61.16	To consider Providing and fixing of secondary sheet roofing at Sports Complex, IIT Indore.
-------------------	---

BWC deliberated in detail and noted the need for a secondary roof at Indoor Sports Complex.

BWC recommended the proposal for Rs. 86.37 lakhs for the work of secondary sheet roofing at Indoor Sports Complex to FC & BOG for approval. The work will be executed through e-tendering by the institute on the risk & cost of M/s Simplex Infrastructures Ltd.

Item 61.17	To consider Providing and fixing aluminium windows and glazing in opening of corridor, AHU rooms and staircase in POD building.
-------------------	--

BWC noted that the proposal is related to the safety of the users including occupants and visitors of the institute. BWC approved the proposal with estimated cost of Rs. 95.21 lakhs. However, BWC advised that glass window / steel grills or louvers may be installed based on-site conditions.

Item 61.18	To consider the development of laboratory.
-------------------	---

BWC deliberated the plan of development of laboratory (semi-permanent structure) presented by the Project in Charge. The proposal for construction of semi-permanent structure with soft roof structure of total area of 4,910 Square Feet with estimated cost of Rs.1.95 Cr. is recommended for approval of FC & BOG.

The work will be executed through CPWD on a deposit work basis.



[Handwritten signature]

Item 61.19	Reporting items
------------	-----------------

61. 19: Major achievements of IDO in terms of savings of expenditure:

61.19.1: Savings of Rs. 1.06 Crore in electricity bills by increasing the use of Solar Energy Generation:

BWC noted with satisfaction and appreciated the efforts of the team work of Infrastructure Development Office.

61.19.2: Savings of approximately Rs. 1 Crore in electricity bill due to change in category of Electricity Tariff from earlier 33 KV 3.2 Non-Industrial tariff to existing 33KV 6.1 Bulk Residential User.

BWC noted with satisfaction and appreciated the efforts of the team work of Infrastructure Development Office.

61.19.3: Savings due to utilisation of prompt payment incentive:

BWC noted with satisfaction and appreciated the efforts of the team work of Infrastructure Development Office.

61.19.4: Savings due replacement of conventional lights to LED lights in 10 Nos. of high mast installed in campus.

BWC noted with satisfaction and appreciated the efforts of the team work of Infrastructure Development Office.

61.19.5: 3rd party Quality Control/Assurance inspection of works at IIT Indore

(a) Retrofitting & rehabilitation of POD building:

(b) TPQI report of major works:

BWC noted the estimated cost of Rs. 7.81 crore submitted by IIT Guwahati for retrofitting & rehabilitation of POD building.

61.19.6: Construction of Makers Space Laboratory in existing central workshop building.

BWC noted that makers space laboratory in existing central workshop building will be created as per approval of FC item no. 44.1 and BOG item no. 48.1 with estimated cost of Rs. 5.5 Crore (1.86+1.76+1.67). It is also noted that AA & ES of Rs. 1.67 crore is already issued to CPWD on February 15, 2023 for construction of maker space laboratory.



A handwritten signature in blue ink, appearing to be "Dms".

61.19.7: Construction of New Hostel under Pradhanmantri Anusuchit Jaati Abhyuday Yojna (PM- AJAY)

BWC noted with satisfaction that the grant of Rs. 7.50 Crore will be given by Ministry of Social Justice and Empowerment, Govt. of India and appreciated the efforts of the Director IIT Indore specially in a situation, where there is an urgent need of hostel accommodation in view of increasing strength of students.

61.19.8: List of work executed by the institute during F.Y. 22-23.

Noted. 24 works of Rs.5.42 Cr. including various AMC's have been presented during the meeting.

Item 61.20	Any other item with permission of Chair
------------	---

No item included.

Meeting ended with a vote of thanks to the Chair.



(S.P. Hota)

Registrar & Secretary, BWC



(Prof. Suhas S. Joshi)

Director and Chairman, BWC, IIT Indore

