MINUTES OF THE MEETING OF THE BUILDING AND WORKS COMMITTEE (2025:01) MEETING HELD ON 13.06.2025 AT 03:30 PM THROUGH HYBRID MODE HOSTED IN THE BOARD ROOM, ADMINISTRATIVE BLOCK A, NIT CALICUT

Members Present

1.	**Prof. Prasad Krishna** Director, NIT Calicut	Chairperson, BWC
2.	**Prof. A. Shaija** Dean (P&D), NIT Calicut	Member
3.	**Mr. Mukesh Kumar** Director (IFD), MoE (Through Video conference)	Representing the MoE
4.	**Mr. Vikas Tripathi** Under Secretary (NIT), MoE (Through Video conference)	Representing the MoE
5.	**Dr George K Varghese** Nominee of the BoG, NIT Calicut	Member
6.	**Mr. Sreenesh S.** Superintending Engineer, NIT Calicut	Invitee

Chairperson, BWC, NIT Calicut, called the meeting to order at 03:30 PM and welcomed the members.

The agenda points, discussions and decisions taken are enumerated in succeeding paragraphs.

Section 1
(Procedural Items)

BWC 2025:01:01	**Confirmation of the minutes of the BWC 2024:04 meeting**
	The minutes of BWC 2024:04 meeting held on 09.01.2025 was placed for confirmation.
Decision	***The BWC approved the minutes of the meeting 2024:04 held on 09.01.2025.***
BWC 2025:01:02	**Implementation of decisions of BWC 2024:04**
	The status of Implementation of the decisions of BWC 2024:04 meeting held on 09.01.2025 were placed for review.
Decision	***The status of implementation of the decisions of BWC 2024:04 meeting were presented. There were no specific comments from BWC.***

Section 2
(Items for Consideration and Approval)

BWC 2025:01:03	**Consideration of proposal for Construction of a *building combinedly for DAP and the Centre of Excellence in Urban Planning and Design* (CoEUPD).** *(Phase I: G+3 floors - Estimated amount: Rs. 31.57 Crores)*
	The Ministry of Housing and Urban Affairs (MoHUA) has designated the National Institute of Technology Calicut as a Centre of Excellence in Urban Planning and Design (CoEUPD) and an amount of Rs. 250 Crores has been granted to NITC. In alignment with this prestigious designation, four of the laboratories of Department of Architecture and Planning (DAP) and other facilities had to be shifted to accommodate the functioning of CoEUPD. Hence, it is proposed to construct a building to house the designated activities of the expanding CoEUPD as well as the academic activities of the DAP. The building is proposed to be located near the DAP which would enable DAP to leverage the state-of-the-art laboratories and other facilities of the CoEUPD for its UG and PG programs. Additionally, the proximity to

	the east campus gate would facilitate hosting various Centre activities with minimal disruption to the rest of the campus. Based on the conceptual drawings provided by the Coordinator of CoEUPD, a preliminary estimate for Rs. 61.43 Crores is prepared for G+6 structure (envisaging the need for vertical expansion) based on CPWD PAR 2023 rates with a cost index of 18% (Kerala). But, considering the limited fund availability and the urgency of the CoEUPD to establish facilities within 05 years, a G+3 building is proposed as the Phase 1 with an estimate of Rs. 31,56,94,835/-. BWTAC in the meeting held on 09.04.2025, had recommended the proposal for phase-wise execution, preferably G+3 floors as phase I. Hence, approval is being sought from the BWC for construction of the building by inviting EoI.
Decision	*The BWC deliberated over the proposal, estimate and the proposed layout. The recommendations of BWTAC were also perused by the BWC.* *BWC noted that as per the proposal, the proposed building will be utilized by the CoEUPD and the DAP for its academic purposes and will be benefitted by UG/PG students. The space requirement to accommodate the increasing student strength and the alternate space required due to sharing of space with DAP can be compensated on realization of the proposal for the CoEUPD to start its functioning,* ***Considering various factors as above, the BWC accorded approval for the proposal and recommended to BoG & FC for consideration of the phase:1 construction for Rs. 31.57 crores under Plan Fund (OH 35).*** ***Cost of Construction (Phase I) : Rs. 31.57 Crs*** ***Head of account : Plan fund : OH 35***

BWC 2025:01:04	**Consideration of the proposal for construction of a *Substation and Electrical Utility Building* at the location proposed for housing of a 1.5 MVA transformer** (*Estimated amount: Rs. 7 Crores)*
	Due to the periodic increase in the power demand at the main campus, a proposal to install an additional power distribution transformer at the main substation (SS-1) was presented in the BWC2023:02 meeting. The BWC, vide its decision BWC2023:02:10 had approved an estimate of Rs.1.37 Crores for the installation of a 1.5 MVA indoor transformer, including HT, LT panels, cabling, and SCADA automation and also recommended to invite Expressions of Interest (EoI). Action taken: Since the electrical design of a substation requires technical expertise, an EoI was floated for the "Electrical Design, Supply, Installation, Testing, and Commissioning of an Indoor Substation with a 1.5 MVA Transformer" alone. Following the technical and financial evaluation of the received bid, M/s Uralungal Labour Contract Co-operative Society Ltd. was awarded the contract for electrical design & supervision for the installation of the transformer. Considering the above requirements and the need to effectively utilize the space designated for the transformer, it was proposed to construct a building that will also accommodate various electrical utility requirements and office spaces. This space can preferably be earmarked for supporting facilities such as the Engineering Unit, EMU, and similar units related to Estate management, horticulture, and/or other administrative offices. The proposal includes a G+3 building with a provision for extension up to G+6. The location is near the existing hostel office and substation-1. BWTAC, in its meeting held on 09.04.2025, had recommended the proposal of a G+2 building for consideration of BWC. However, during the review of initial proposal as per the instructions from the competent authority, the proposal was revised to construct a G+3 building in the first phase with a total plinth area of 1475 sqm. Accordingly, a revised preliminary estimate for Rs.7.00 Crores was prepared based on the CPWD DPAR 2023 rates with a cost index of 18% for Calicut, Kerala. Hence, approval is being sought for the construction of a *Substation and Electrical Utility Building (G+3)* near the main substation to house the 1.5

	MVA transformer in the ground floor and office spaces in the upper floors, with a provision for additional floors in the future, by inviting Expressions of interest (EoI).
Decision	***The BWC had a detailed review of the proposal noting the recommendations of the BWTAC and observed that this is an essential requirement and also supports contribution to resolve space crunches, BWC approved the proposal under the Plan Fund (OH 35) and recommended to FC and BoG for further consideration.*** ***Cost of Construction : Rs. 7.00 Crs*** ***Head of account : Plan fund : OH 35***
BWC 2025:01:05	**Consideration of the proposal for the construction of an additional floor for: MBA Classroom Complex (Rs. 11.47 Crores) & Central Library building (Rs. 15.92 Crores) to CPWD, Material Science Block (Rs 3.71 Crores) & IT Lab Complex (Rs 3.71 Crores) (through EoI)**
	To alleviate the Institute's acute shortage of academic spaces, it was approved in principle that the additional floors may be provided on the existing buildings. The competent authority had thus constituted an expert committee to ensure the structural stability of the buildings proposed for such vertical expansion. The committee submitted a detailed report after communicating with the original structural designers of the concerned buildings. The report of the expert committee recommended one more floor to the Science Block, New Library Building, Chemical Engineering Block, Architectural Block, IT Lab Complex and Material Science Block. Further, the consultant/structural designer of the MBA Classroom Complex, M/s C.R. Narayana Rao (Consultants) Pvt. Ltd., reported that the building was designed for G+2 floors and currently the building is G+1. Hence, one additional floor can be constructed. BWC, in its 2024:04 meeting, in principle approved the construction of additional floors for all the seven buildings through EPC mode in a package-wise manner based on the priorities. It is now proposed to entrust the construction of additional floors for the following buildings on a priority basis to CPWD as deposit work.

No.	Building	Additional floor area	Estimated cost
1	MBA Classroom Complex	2750 sqm	11,47,03,282.00
2	New Library building	3780 sqm	15,92,48,289.00
Total		**6,530 sqm**	**Rs. 27,39,51,571.00**

The total cost for the above buildings estimated as Rs. 27,39,51,571/- with a cost of approximately Rs. 42,000/- per sqm.

It was also proposed to construct an additional floor in the MSED Building and the IT Lab Complex, in the first phase considering the urgent space requirements by these departments ensuring a speedy and competitive construction. These lesser value projects can be taken up by the Institute initiating EoI and the guidelines prevailing.

No.	Building	Additional floor area	Estimated cost
1	Material Science Block	843 sqm	3,71,09,394.00
2	IT Lab Complex	843 sqm	3,71,09,394.00
Total		**1686 sqm**	**Rs. 8,42,18,788.00**

Hence, the approval is being sought for the construction of additional one floor to all the four buildings mentioned above.

Decision

The BWC had detailed deliberation on the proposal. The committee noted that the proposal for the vertical expansion of the 07 buildings by one floor, were already approved by BWC and BoG in principle including its expenditure. It was also noted that the present proposal is the approval for the phased wise execution of the project.

During the discussions, the higher officials of MoE, instructed to ensure the structural safety of the buildings and also to explore to take up the maximum number of floor extension in a single stretch (not limiting to only one more floor extension).

	The committee also noted BWTAC's recommendations, and the relevant GFR clauses for execution, approved the execution of the works – entrusting 02 (two) works of higher values to CPWD and 02(two) works of lower values through EoI as proposed under Plan Fund (OH 35) and recommended to FC and BoG for further consideration. ***Cost of Construction : Rs. 27.39 Crs (through CPWD)*** ***: Rs. 8.42 Crs (through EoI)*** ***(Total Rs. 35.81 Crs, for both)*** ***Head of account : Plan fund : OH 35***
BWC 2025:01:06	**Consideration of revised estimate submitted by CPWD for the additional works proposed by NITC, for the *New Academic Block (G+6)* project executed by CPWD** *(the expected net deviation from the original approved estimate to the tune of Rs. 4.987 Crores & is within the permitted deviation clause)*
	The construction of the New Academic Block (G+6) at NIT Calicut was assigned to CPWD with an approved amount of Rs. 37.203 Crores. The major portion of the project is awarded to an agency by the CPWD as a composite work, which includes Civil and Electrical work. The finishing activities are currently in progress. In line with the initial estimate & project report, envisaging the major scope of works of Civil works, the minimum electrical, lift & fire safety requirements, a work as above was awarded with an agreement value of Rs. 24,94,12,098/- against a tendered amount of Rs. 30,47,55,741/-. As the work progressed, several end-user departments submitted additional requirements to meet both current and future needs (within a short period) mainly, more electrical points, UPS points, wired and wireless networking, increased requirements for the labs (to accommodate modern equipment), and air conditioning for the labs, conference rooms, and smart classrooms etc. In a subsequent Project Monitoring Committee (PMC) review meeting, it was decided to explore the provisioning of the such proposed additional electrical requirements, and was communicated to CPWD. In response, CPWD provided the foolproof proposals, including the technical specifications, BoQ and preliminary estimates for the additional

work, amounting to Rs. 9,22,28,653/-, (inclusive of a 3% contingency). Below is the breakdown of the proposed additional work:

Scope of Work	Cost estimated by CPWD (in Rs.)
1. 2 nos. of 630 kVA Transformer & Panels (HT/LT) for connecting with new 11kV substation	*1,13,40,000*
2. DG Sets, AMF Panel	57,80,000
3. Online 3 phase UPS System	*17,03,200*
4. VRV/VRF System (530HP)	3,09,94,400
5. Grid interactive roof top solar PV (50kWp)	*29,24,000*
6. CCTV, LAN & Wi-Fi system	3,25,85,617
Total	**8,53,27,217**
Contingencies @ 3%	25,59,817
Total	8,78,87,034
ESIC and EPF @ 3.94%	34,62,749
LWC @ 1%	8,78,870
Grand Total	**Rs. 9,22,28,653**

This proposal was submitted for approval in an earlier BWC meeting (agenda item 2024:03:07), where items 01, 03 & 05 were approved within the available funds of approved budget of the project and instructed to review the remaining proposals with more justifications.

As instructed by BWC, more details were sought from CPWD for consideration of the balance proposed items. CPWD informed that these items were not envisaged in the preliminary approved estimate and hence not in the prevailing scope of the contractor. But as these are essential for the present need and functional requirement of the end user, with the same agency most of the works can be executed, through which many reworks can be eliminated. In line with CPWD works

	manual, and the prevailing contract conditions (with the contractor) an approval for these additional works are required, to take up the works by the agency. CPWD also made it clear that only on the basis of the actual execution, the payment will be released to the contractor. CPWD also added that items 01, 03 & 05 which were approved to be executed within the already approved AS amount (expecting a saving), but the savings may not be significant, and an additional amount as per the estimate is requested to be additionally approved. As this is the opportune time to accommodate most of the additional requirements (as concealed wiring and the cabling/panel board modifications are needed), CPWD officials conducted a further comprehensive meeting with all the end-users along with the Engineering Unit/EMU team. It was determined that the additional specific requirements are crucial for functionality and could not be avoided. These additional requirements include additional power points, DBs, rising mains, networking, etc., according to the furniture layouts for smart classrooms and laboratories. CPWD has now submitted an *additional estimate* for these additional items with a total budget of Rs. 2,49,85,800/-, including 3% contingencies. (which is in addition to the initial submitted one) *In the last BoG meeting there was a comment that any expenses within the approved amount of Rs. 37.203 Crores can be taken up. Accordingly, the approval for the additional works of Rs. 9,22,28,653, can be taken up. Now as an additional estimate of Rs.2,49,85,800/- (items in addition to Rs.9,22,28,653) is submitted and needs approval* *In that case, the total expenditure expected will be Rs 42,19,70,194. (Rs. 30,47,55,741/-. (tendered work) plus Rs. 11,72,14,453/-). Accordingly, the additional amount required will be Rs, 4.987 Crs (42.19 – 37.203)* Hence, this additional amount of Rs.4.987 Crs is to be approved which is within the permitted deviation clause. This proposal reviewed by the PMC is now resubmitted for approval incorporating the essential additional facilities, required by the end users.

	BWTAC also deliberated over the proposal and noted that the net additional expenditure will be to the tune of Rs**. 4.987 Crores** with respect to the original approved estimate. As the amount is well within the clauses of variation of quantities of CPWD and considering the functional fulfilment of the building, BWTAC recommended the proposal for the consideration of BWC. Considering all the above justifications, approval is sought for Rs.4.987 Crores, the additional amount required above the already approved amount of Rs. 37.203 Crores for the consideration.
Decision	*The BWC had a detailed review on the proposal based on the BWTAC recommendation and noted that the submission is for the extra/additional items and quantity variations as a whole for the entire project, wherein certain items are already approved in various occasions. It was also noted that the extra/additional items are those not envisaged in the original estimate, but are essential requirements for the functional utility of the building.* *The representative from IFD, MoE commented that in many of the CPWD estimate and projects, such omissions of essential requirements in original estimate are noted and hence, as an end user, Institute also shall ensure the inclusions of such items in the initial estimate itself.* *The Chairman also expressed his displeasure on such additional proposals at the far end of the project and informed the concerned - Dean Office & Engineering unit to take extra measures/ precautions to avoid such practices.* ***BWC noted that the last BoG had already approved an additional works of Rs. 9,22,28,653 and referred it to FC. After a detailed deliberation, the BWC also approved the present additional expenditure of Rs. 2,49,85,800.*** ***Accordingly, an additional amount required of Rs. 4.987 Crores, above the already approved amount of Rs. 37.203 Crores is approved from the plan fund (OH 35) and recommended to FC and BoG for further consideration.*** ***Cost of Construction : Rs. 42.19 Crs*** ***(incorporating all additional works)*** ***Additional fund approved : Rs. 4.987 Crs***

	(Rs. 42.19 Crs – Rs. 37.203 Crs) ***Head of account : Plan fund : OH 35***
BWC 2025:01:07	**Consideration of proposal for upgradation of *Gurudev Rabindranath Tagore Theatre* with automated lighting, audio, CCTV, and ventilation systems** *(Estimated amount: 1.15 Crores)*
	As part of the upgradation of the *Gurudev Rabindranath Tagore Theatre* (GRTT) (formerly known as Open Air Theatre/OAT), roof covering was provided through CPWD in the year 2023. This transformation has greatly enhanced the venue, allowing large-scale events to be held without disruptions from sun or/and rain. Currently, GRTT has only basic lighting provisions, requiring the institute to rely on rented lights, speakers, and fans for events. To overcome this issue, it is proposed to install permanent lighting fixtures that meet the required illuminance levels, an audio system, and HVLS fans for mechanical ventilation. Additionally, a CCTV surveillance system is planned to ensure the safety of the installations. Based on a comprehensive market survey, the total estimated cost for these upgrades is Rs. 1,15,45,069/-. Being specialized work, it is proposed to avail the services of a consultant for the preparation of a design-based report, electrical design, drawings, specifications, quantity surveying, bill of quantities and assistance in preparation of tender documents for the selection of executing agency for supply, installation, testing and commissioning of the lighting, audio, CCTV, and ventilation systems of the GRTT. BWTAC, in its meeting held on 09.04.2025, recommended the proposal for consideration of BWC. Hence, approval is sought for the estimated amount and selection of a consultant by inviting EoI.
Decision	***The BWC committee after a detailed review and discussion on the proposal approved the submission after noting that at least 30 lakhs per year is spent by the Institute in hiring the audio and lighting systems on the venue for various programs. The committee also agreed that the expenditure of Rs. 1,15,45,069/- will***

	be from Plan Fund (OH 35) and recommended to FC and BoG for consideration. ***Cost of Construction : Rs. 1,15,45,069/-*** ***Head of account : Plan fund : OH 35***
BWC 2025:01:08	**Consideration of the proposal for procurement of furniture and audiovisual equipment for the New Academic Block under construction** *(Estimate amount: 5 Crores)*
	The construction of New Academic Block (G+6) at NIT Calicut was assigned to CPWD who awarded the major portion of the project to an agency as a composite work, which includes civil and electrical work, and the finishing activities are in progress. The Office of the Dean (P&D) had an end-to-end meeting with all the end-users along with the Engineering Unit/EMU team, and invited the furniture requirements, such as tables, chairs, foldable partitions for the big classroom, and audiovisual requirements such as projectors, speaker systems, interactive boards, etc., and compiled so that timely procurement of the same can be done before the construction of the building completed. A budgetary offer was received from M/s Godrej for the SITC of the required furniture of Rs. 3,00,00,000/- and that for the audiovisual equipment for Rs. 2,00,00,000/-. BWTAC, in its meeting held on 09.04.2025 recommended the proposal for consideration of BWC. Hence, approval is sought for the purchase of furniture and audiovisual equipment for the academic block at a cost not exceeding Rs. 5,00,00,000/- following GFR norms through GEM or by e-tendering.
Decision	***After a detailed deliberation on the proposal for the purchase of furniture & audio-visual equipment with an estimated expenditure of Rs. 5.00 Crores from Plan Fund (OH 35), the BWC committee approved and recommended to BoG & FC for consideration.*** ***Cost of Construction : Rs. 5.00 Crs*** ***Head of account : Plan fund : OH 35***

(Items for Reporting)

BWC 2025:01:09	**Reporting the procurement of the work "Refurbishment of Aryabhata Hall" as a composite work (Civil, Electrical, HVAC, Interior works)**
	Aryabhata Hall is used for all important functions and events in the Institute. It is provided with molded wooden chairs with foldable tables; the side walls are provided without any paneling causing acoustic problems. Windows made of aluminum with glazed sliding panes, also add to the acoustical problems. The asbestos cement sheets roofing and false ceilings made of gypsum sheets are damaged and needs replacement. Hence, it was proposed to refurbish this hall to address these problems and make it suitable for important functions. The BWC, held 2024:02:05, had approved an estimate amounting to Rs. 1.06 Crores based on the DSR 2021 rate for changing the AC roofing sheet with GI Trafford sheets, providing acoustic panels on the side walls and stage, vitrified tile flooring, and replacing the gypsum false ceiling with perforated GI metal ceiling. The competent authority later instructed the execution of the required electrical and air conditioning works of Aryabhata Hall and the replacement of roofing of the nearby Bhaskara and Chanakya Halls along with the approved civil works in Aryabhata Hall. Hence, estimates for electrical, HVAC, Audio was prepared and as per the approval of the competent authority, a composite tender was floated for civil, electrical, and HVAC works. The tender is currently being technically evaluated and currently on the award stage with a quoted amount of Rs. 1.42 Crores. The committee may please note the status.
Decision	***The BWC noted the reporting that the addition of various minor works approved by the competent authority of similar nature is clubbed together and is tendered as a single work for Rs. 1.42 Crores. The committee also commented that all efforts should be made to complete the project on time and within the approved estimate.*** ***Cost of Construction : Rs. 1.42 Crs*** ***Head of account : Plan fund : OH 35***

BWC 2025:01:10	**Reporting the progress of ongoing two projects entrusted to CPWD by CPWD officials**
	Reporting the progress of ongoing two projects entrusted to CPWD by CPWD officials.
Decision	***CPWD officials presented the present status of their two projects. The committee noted that the 'Construction of the New Academic Block for NITC' is not completed as per the scheduled completion period of March 2025. Committee expressed the displeasure over the progress and delay, and instructed CPWD to have a remedial measure to complete the project by July 2025. It was also instructed that CPWD shall ensure penalization to the contractor as per the contract, as the delay is attributable to the contractor.*** ***BWC also noted that the other project i.e. 'Construction of 760 Capacity Ladies Hostel' is in-line with the plan and instructed to ensure progress as scheduled and complete within the stipulated period.***

Section 4
(Any other items with permission of the chair)

BWC 2025:01:11	**Any other items with permission of the chair**
	No other agenda items were discussed in the meeting.