

**Minutes of Meeting  
of the  
Buildings & Works Committee (BWC) - 2022:02  
of National Institute of Technology Calicut**

**Held at 04.30 pm on Thursday the 01<sup>st</sup> December 2022**

**at Senate Hall – Admin Block A**



**National Institute of Technology Calicut  
NITC PO – 673601  
Kozhikode, Kerala**

**NATIONAL INSTITUTE OF TECHNOLOGY CALICUT**  
**BUILDING AND WORKS COMMITTEE MEETING (2022:02)**

**held on 01.12.2022, 04.30 pm at Senate Hall – Admin Block A**

The meeting of Building and Works Committee (BWC) (2022:02) of NIT Calicut was conducted on 01<sup>st</sup> December 2022 at Senate Hall of NIT Calicut.

**Members Present:**

- |                               |   |
|-------------------------------|---|
| 1. Prof. Prasad Krishna       | Director, NIT Calicut & Chairman BWC  |
| 2. Cdr (Dr.) Shamasundara M S | Registrar, NIT Calicut & Member Secretary BWC                                     |
| 3. Dr. Naseer M.A.            | Dean (P&D), NIT Calicut   |
| 4. Dr. Chithra. K             | Associate Professor (DAP), NITC, Nominee of BoG,                                  |
| 5. Ms Veena Dunga             | Under Secretary (NIT-I), Department of Higher<br>Education, MoE, GoI (via Online) |
| 6. Shri. A. Mohammed          | Superintending Engineer, KPWD (via Online)  |
| 7. Smt. Shaji Sudhakaran      | Deputy Chief Engineer, Electrical Circle Kozhikode<br>(via Online)                |
| 8. Dr. Sajith A S             | Superintending Engineer( <i>i/c</i> ), NIT Calicut (Invitee)                      |

The Chairman called the meeting to order and requested Dean(P&D) to proceed with the agenda. The minutes of the meeting are enumerated in succeeding paragraphs.

**2022:01:01 - Confirmation of the minutes of the BWC meetings held on 19-07-2022**

The minutes of BWC meeting held on 19.07.2022 was circulated and no comments were received from any of the members. The meeting confirmed the minutes of the BWC Meeting held on 19.07.2022.

**2022:02:02 - Consideration of proposal for Urgent maintenance works of East wing toilet block in main building including replacing damaged floor tiles.**

The committee noted that main building is one of the oldest buildings in the campus. Currently, considerable dampness is identified over the walls of east wing toilet block which creates a shabby appearance outside and inside. The entire tiles, fittings and the water closets are shabby and in partially damaged condition due to old age. Hence urgent maintenance is essential.

The estimate was noted to include dismantling the existing tiles and providing new vitrified tiling after proper fiber lamination protection to walls and floor slabs, including epoxy filling for joints. The old door frame and shutters are proposed to be replaced by new Irul wood frame and Teak wood shutter. Finishing the walls by scraping, arranging necessary scaffolding and painting the interior and exterior walls is proposed. The damaged sunshades are proposed to be repaired by applying a water proofing coat with plastering finish. All damaged sanitary fittings are proposed to be repaired/replaced. It was noted that the estimate is prepared based on DSR 2021 of CPWD with cost index of 28.57% and the estimate amount is **Rs.40.90 lakhs**.

*The BWC deliberated over the estimate and recommend the approval of estimate for Rs. 40.90 Lakhs under OH 31 for urgent maintenance works of East wing toilet block in main building including replacing damaged floor tiles. The Committee recommended the suggestion reported in the BWTAC meeting to provide adequate facilities for the differently abled people in one of the toilet unit in the ground floor. Shri. A. Mohammed, Superintending Engineer, KPWD suggested the use of FRP doors and antiskid floor tiles for the toilets. The points were well taken.*

**2022:02:03 - Consideration of proposal for Maintenance works of MBA Hostel eastern block (last block) including interior, exterior painting and toilet renovation.**

The committee noted that MBA Hostel building needs urgent maintenance work owing to fading of painting and leakage in toilet causing dampness, creating an unhealthy living condition in rooms. It was also informed in the meeting that the hostel was handed over to the District Administration for about 2 years and was functioning as Covid First Line Treatment Center (CFLTC). Hence it is necessary to urgently carryout maintenance works to rooms.

The estimate was found to include dismantling existing tiles that are damaged replacing sewage pipes and providing new tiles and sanitary fittings in toilets with water proofing. Also, repair works to doors, shelves and painting of interior and exterior walls are proposed. The estimate is prepared based on DSR 2021 of CPWD with cost index of 28.57% and the estimate amount is **Rs.98.49 lakhs**.

***The committee deliberated over the estimate and recommended the approval of estimate for Rs. 98.49 Lakhs under OH 31 for maintenance works of MBA Hostel eastern block (last block) including interior, exterior painting and toilet renovation.***

#### **2022:02:04 - Consideration of proposal for urgent renovation work of toilet blocks at MLH.**

The committee noted that there is severe water leakage problem in the toilet blocks of MLH leading to fungal growth on the inside walls and the walls of nearer rooms. It is an unhealthy situation and will cause discomfort to inmates if not rectified. Hence it is essential to undertake urgent repair works to rectify the leakage problems.

The main items included in the estimate are providing fiber lamination on floors, water proofing coating, internal painting and replacement of all the CI pipes with PVC pipes. It is proposed that the broken tiles in toilet blocks at several places be replaced with new vitrified tiles along with some other minor repair works. The estimate is prepared based on DSR 2021 of CPWD with cost index of 28.57% and the estimated amount is **Rs.79.87 lakhs**.

***The committee deliberated over the estimate and recommended the approval of estimate for Rs. 79.87 Lakhs under OH 31 for the urgent renovation work of toilet blocks at MLH.***

**2022:02:05 - Consideration of proposal for urgent maintenance work of 32 Nos  
Units in the Faculty Apartment Block A**

The committee noted that the Faculty Apartment Block A was not maintained since last 15 years. Because of this the buildings are in a very shabby condition and urgent maintenance is essential.

The estimate is noted to include vitrified floor tile in rooms, verandah and stair case portion, repairing toilet block by providing vitrified floor tile and water proofing in sunken portion of water closets, bathrooms, etc. Finishing the walls by scraping, arranging necessary scaffolding and painting the interior and exterior walls, providing fiber lamination in flat roof area etc. are proposed. Applying water proofing coat on the sloping roof is also proposed along with some other minor works. It was noted that the estimate is prepared based on DSR 2021 of CPWD with cost index of 28.57% and the estimate amount is **Rs. 95.99 lakhs.**

***The committee deliberated over the estimate and recommended the approval of estimate for Rs. 95.99 under OH 31 for the urgent maintenance work of 32 dwelling units in the Faculty Apartment Block A.***

**2022:02:06 - Consideration of proposal for providing roofing for the swimming pool including the renovation of two buildings near the swimming pool**

The committee noted that even though the pool is currently in use, the timing in the pool is restricted to morning and evening shifts as it is difficult to access the pool during the day time in the absence of a roof cover. With this limited number of shifts, the pool is very much underutilized. If a suitable roofing is provided, the pool can be used during the day as well. In addition to this, the nearby utility buildings also require a facelift.

Steel roof truss and with GI roof sheet is proposed for the pool. The estimate also includes dismantling the existing AC roof sheet of the Utility Building 1&2 and providing GI roof sheet. The existing floor tiles in the Utility Building 1&2 near are broken in various places and required to be replaced with new tiles. Finishing the building interior and exterior wall with two coat paint and some other minor works is

also proposed. Engineering Unit has prepared the estimate based on DSR 2021 of CPWD with cost index of 28.57% and the estimate amount is **Rs. 89.78 lakhs.**

*The Under Secretary, Dept. of Higher Education, MoE expressed a view that it is not conventional to provide roofs to the swimming pools. It was opined that the proposal for providing roofing to the pool may be kept pending and may be taken up at a later date after collecting sufficient information/justification to support the proposal. However, it was recommended for going ahead with the maintenance of the two utility buildings as per the estimate and the same may be budgeted under OH 31.*

#### **2022:02:07 -Consideration of proposal of construction of septic tank at Mega Hostel -II (1500 Capacity)**

It was informed in the meeting that the Mega Hostel - II has 1500 rooms and currently accommodates around 2200 students and planning to increase the strength in future. In fact, the Institute was forced to do this because of the shortage of accommodation facilities to students. The student strength in the hostel has exceeded the allowable number that can be catered by the STP. Also, it is quite possible that STP may have to be closed at times for repair/maintenance. During the inspection with competent authority, it was decided that an additional septic tank is very essential as a standby unit to meet emergency situation resulting out of above mentioned instances.

As an immediate solution of the problem a 25,000-litre capacity septic tank is proposed as standby unit. The Estimate includes earth work excavation, bottom layer levelling course with 1:4:8 PCC, 40 mm thick base slab, 25 mm RCC side walls with a Concrete mix ratio of 1:1.5:3, and a finish with 1:3 plastering with fiber lamination coating to the entire area of tank. Also, provision for all PVC sewage lines have been given. The estimate is prepared based on DSR 2021 of CPWD with cost index of 28.57% and the estimated amount is **Rs. 52.06 lakhs.**

*The committee deliberated over the proposal of going for a septic tank. Different alternatives came for discussion. Chairman BWC explained the emergency situations which forced the Institute to go for this standby septic tank. Finally, considering the urgency of the matter, committee recommended the approval of estimate for Rs. 52.06 under OH 35 for the work of construction of septic tank at*

***Mega Hostel -II (1500 Capacity). Shri. A. Mohammed, Superintending Engineer, KPWD suggested that considering the corrosive environment inside the septic tank and several other factors, it is better to go for a higher grade for the concrete mix. The point was noted for active consideration.***

**2022:02:08 -Consideration of proposal for urgent maintenance work of central workshop including replacing AC roof sheet with GI sheet and replacing ceiling sheet, etc.**

The committee noted that the central workshop building is one of the oldest building and there is no maintenance work carried out for the past so many years. Numerous maintenance related problems including AC sheet damage are arising and complaints are being received from the concern department very frequently. On account of the health hazard posed by AC roofing sheet the Institute has already initiated the plan for replacing the AC sheet roofing with alternate roofing material. Along with the above a complete renovation of the workshop building is also proposed.

Committee also noted that the estimate includes dismantling existing AC roof sheet and providing good quality GI Trafford sheet 0.5mm thick. The entire existing ceilings is to be replaced with 7.5mm thick PVC panel board ceiling. Additional steel truss work such as purlins, beams, etc. shall be provided in some areas if necessary. PVC rain water gutter 200mm throughout the roof and 110mm PVC rain water drain out pipe are also proposed. The estimate is prepared based on DSR 2021 of CPWD with cost index of 28.57% and the estimated amount is **Rs. 98.43 lakhs**.

***The committee deliberated over the estimate and recommended the approval of estimate for Rs. 98.43 under OH 31 for the urgent maintenance work of central workshop including replacing AC roof sheet with GI sheet and replacing ceiling sheet, etc.***

**2022:02:09 – Consideration of proposal for Maintenance works of SM lab and TE lab of CED including replacement of AC roof sheet with GI sheets and ceiling with calcium silicate board.**

It was informed in the meeting that the existing lab buildings is with a truss roof with AC sheet covering. During the rainy season the roof has leakage and several maintenance related problems including AC sheet damage are arising and complaints

are being received from lab-in-charge very frequently. So the complete renovation of the roof and ceiling of the SM and TE lab building is very essential.

The estimate was noted to include dismantling existing AC sheet roofing, truss work etc. and providing good quality GI Trafford sheet 0.5mm thick. The entire existing ceilings are to be replaced with calcium silicate board ceiling. Additional purlins shall be provided in some areas if necessary. PVC rain water gutter 200mm throughout the roof and 110mm PVC rain water drain out pipe will also be provided. The estimate is prepared based on DSR 2021 of CPWD with cost index of 28.57% and the estimate amount is **Rs.55.38 lakhs**.

***The committee deliberated over the estimate and recommended the approval of estimate for Rs. 55.38 under OH 31 for the maintenance works of SM lab and TE lab of CED including replacement of AC roof sheet with GI sheets and ceiling with calcium silicate board.***

**2022:02:10 – Consideration of proposal for maintenance work of old library building including replacement of AC sheet with GI roof sheet and ceiling with calcium silicate board.**

The committee noted that the old library building was allotted to major departments when the shifting of the library to the new building was done. Departments were asked to give requirements and the various works are being taken up on the basis of requests from them. Changing the roofing from AC sheet to GI sheet is a first priority work and the same is now taken up.

It was noted that the estimate includes dismantling existing AC roof sheet, truss works and provide good quality GI Trafford sheet 0.5mm with steel work in built-up GI tubular truss work. The entire existing ceilings has to be replaced with calcium silicate board ceiling. Additional purlins shall be provided in some areas if necessary. PVC rain water gutter 200mm throughout the sheet area and 110mm PVC rain water drain out pipe will also be provided. The estimate is prepared based on DSR 2021 of CPWD with cost index of 28.57% and the estimated amount is **Rs.51.95 lakhs**.

***The committee deliberated over the estimate and recommended the approval of estimate for Rs. 51.95 under OH 31 for the maintenance work of old library***



***building including replacement of AC sheets by GI roof sheet and ceiling with calcium silicate board.***

**2022:02:11 – Consideration of proposal for a KSEBL substation for NITC and providing a ring main distribution system at NITC and entrusting the same to KSEBL as a Deposit work.**

It was informed to the committee that National Institute of Technology Calicut is a center for excellence in Engineering and Technology under the Ministry of Education, Govt. of India. NITC now offers 11 UG programmes and 30 PG programmes apart from PhD programmes. It is a fully residential institution where more than 6800 students, 450 faculty and staff members and their family stay in the campus.

Electric power supply is very essential for the day to day activities of the Institute. Electricity supply to the campus is from Kerala State Electricity Board Ltd (KSEB) through an old dedicated 11kV overhead line from the Kunnamangalam KSEB substation. Total connected load of the campus, at present, is about 6.6MVA with a contract demand of 1.2 MVA (already filed our request with KSEB to enhance it 1.8MVA considering the present load).

Total campus area is scattered over 120 hectors, but scattered into 3 distinct zones by Calicut –Mukkom Road and Mavoor-Kuduvally Road. As our academic buildings and hostels are scattered very much, occupying the entire campus area, LT power distribution at 400V is not feasible considering the losses. So electric power is distributed in the campus through four 11kV distribution substations. All these four distribution substations, located at different parts of the campus, are fed from the above 11 kV supply from the substation I (central area).

11kV overhead line from the Kunnamangalam KSEB substation is along the road and about 6km in length. Any overhead line passing through the road side vegetation/trees cannot provide continuous and reliable supply, especially in Kerala where more than 4 months rain and wind persists. Frequent interruptions of the overhead line are observed during the windy and rainy seasons. Uprooting of poles and trees over the line also cause long power interruptions. Academics and research in the campus are severely affected by these frequent power interruptions.

To cope up with the power interruptions to an extent, Standby Diesel Generator (DG) sets are provided at different distribution substations as shown in Table 1.

Table 1 Details of DG sets and Transformers in different zones in the campus

| Substation                                 | Cast resin Transformer | DG Details                       |               |
|--|------------------------|----------------------------------|---------------|
| Substation I<br>(central area)             | 630kVA                 | 625 kVA Cummins DG Set I         |               |
|  | 630kVA                 | 625 kVA Cummins DG Set II        |               |
|  |                        | 250 kVA Cummins DG Set           |               |
| Substation II<br>( East Campus)            | 500 kVA                | 500 kVA Cummins DG Set           |               |
| Substation III<br>( Near D-38<br>Quarters) | 500 kVA                | 500 kVA Cummins DG Set I         |               |
|  | 500 kVA                | Greaves Cotton 500 kVA DG Set II |               |
| Substation IV<br>(Near Mega Boys )         | 400 kVA                | KOEL                             | 400 kVA DG I  |
|  | 400 kVA                | KOEL                             | 400 kVA DG II |
|  | 500 kVA                | KOEL                             | 500 kVA DG I  |
|  | 500 kVA                | KOEL                             | 500 kVA DG II |

The following points were noted by the committee:

1)More than 20kL of diesel is consumed by the DG sets operated during power interruptions, on an average in a year, costing more than Rs 18.0L. This is going to increase when the KSEB Overhead line becomes older and diesel cost hikes.

2)Due to voltage fluctuations- (low during day time and high during night time), it is not advisable to provide auto mains failure (AMF) control for these standby DG sets. For start/stop and control of the DG sets, our Engineering unit needs 2 technical persons to be engaged in 3 shifts for each DG locations. So there are 24-man power requirement in 4 substations, adding Rs 39.0 L per year, with the present rate of remuneration for ad-hoc technical staff.

3)Changeover time (1-2 minutes) to DG and back during power restoration is managed by UPS with back up battery storage installed in various offices/depts./labs.

NITC has more than 45 sets of UPS of different ratings with a total capacity about 1000 kVA. Cost of maintenance of Battery and UPS is increasing alarmingly.

4) Due to the weak and unreliable power supply, large DG sets are taken on rental basis for most of the major functions/students festivals like Convocation, TATHVA, RAGAM etc.

5) High end research are being carried out in the various Departments and Schools which are severely affected by the power interruptions.

6) Power interruptions will also affect the use of digital media for class room teaching.

Also note that our connected load and contract demand are increasing as new facilities and buildings are added. When all the blocks in Mega hostel I and II are completed and open to students, new academic blocks are added, new programmes as per NEP are added, expected contract demand will be 4 MVA.

As a solution to the problem, it is suggested to have a high power 33 kV substation in the campus. As it will be convenient to tap supply from the existing 33 kV line from KSEB Agasthymuzhi to Vellannur, which is passing adjacent to our campus.

In this connection, kindly note the following points:

- (i) Initially in the year 2018, unmanned 33 kV containerized substation was proposed in line with the suggestions from KSEB officials. Ministry had permitted to set up the substation based on our request (33 kV unmanned containerized substation), sharing 50% cost (Rs. 3 Cr of the total Rs.6 Cr) with KSEB. Ministry also permitted to use 25 cents of our land by KSEB for the substation by signing an MoU (Order F. No.4-11/2018 TS-III dated 3-12-2018) .

Later KSEB withdrew the offer in the year 2019 from sharing the cost stating that external load requirement was less. So we could not materialize the substation.

- [ i.a] Based on the request by the present Director to the KSEB, they have agreed to set up a 33 kV LILO manned substation (Ref No. T1/NITC/2022-23/680 dated 24-06-2022). The proposed conventional AIS substation will be operated and maintained by KSEB from the associated control and switching room with the proposed substation. For this, there is a requirement of 50 cents of land.

So an additional land area of 25 cents will be required for substation, switching and control room and also for future expansions. The total cost will be Rs.4.40 Cr, which is to be shared between KSEB and NITC.

[i.b) Advantages of conventional manned AIS substation include (a) operation and maintenance will be fully covered by KSEB (b) continuous uninterrupted power supply by KSEB as their engineers are available in the substation 24X7. (c) provision of switching and control room, ring main system, charging station and office room etc.

It will be beneficial for NITC to set up the conventional manned AIS substation in our campus as per the above proposal. KSEB officials already inspected the proposed location and confirmed the suitability of land for the substation.

Therefore, approval may please be given for providing additional 25 cents of land along with the 25 cents of land earlier identified/approved. This land will be handed over to KSEB to install, commission, operate and maintain 33kV AIS and corresponding control /switching and charging station/ offices, through an MOU

(ii) Total cost of the conventional AIS 33/11kV substation with 5 MVA X 2 transformers is estimated to Rs 4.40 Cr. (details of budget estimate attached in line with KSEB rates). Since the total cost is shared between KSEB and NITC, the Institute share will be Rs. 2.2 Cr. Therefore, approval may please be given for setting up the 33 kV substation by KSEB sharing the cost- i.e. **Rs 2.2 Cr.**

(iii) It is required to connect the proposed the 33 kVA substation to our existing 4 different substations. These feeders will be taken from the 33/11kV transformer outlets and connected in ring main system. Ring main system will improve the reliability of campus distribution.

Being an academic campus, overhead bare line is not safe within the campus. So it is proposed to have ABC/underground 11kV cable through trench of about 2.5 km. This work is only a part of our power distribution to the campus buildings. Total cost estimated is about **Rs 2.4 Cr.** (details of budget estimate attached in line with KSEB rates) KSEB being the expert in this type of work, it can be done through KSEB as deposit work. This will also avoid many licensing issues.

Therefore, approval may please be given for the above proposal of setting up the 33 kV manned AIS substation (**Rs 220 lakhs**) and for providing 11 kV ring main distribution system (**Rs 240 lakhs**) at NITC campus for total cost of Rs. **460.00 Lakhs** and entrusting the same to KSEBL as a Deposit work. Also approval may please be given for providing 50 cents of land to install, commission, operate and maintain 33kV AIS and corresponding control /switching and charging station/ offices through an MOU.

*The committee deliberated over the proposal and recommended the approval of the deposit work to KSEBL for Rs.460 Lakhs under OH 35 for setting up a 33 kV substation and for providing 11 kV ring main distribution system at NITC. It was also recommended to approve the proposal of providing 50 cents of land for setting up the substation and associated control /switching and charging station/offices. The external member, Smt. Shaji Sudhakaran, Dy CE, Electrical Circle Calicut, suggested to follow up the matter promptly from the Institute so that this important project can be realized at the earliest.*

**2022:02:12 – Consideration of proposal for a connecting building between two Administrative buildings in the campus**

Committee discussed the proposal to provide a connecting block with passage between the administrative block A and administrative block B in the campus. Currently, there is an acute shortage of office space in the Admin block A and Admin Block B. Therefore, a connecting building with office space and passage will serve both the purposes.

It was noted that a preliminary has been prepared based on plinth area rate for Rs.437 lakhs.

*The committee deliberated over the matter and discussed different viewpoints including the suggestions made by the BWTAC. The suggestion of the BWTAC to go for a suitable passage for connecting the blocks respecting the character of the buildings and providing additional office space in some alternate locations was noted. The BWC recommended for the approval of the project in principle, but suggested for suitable modifications in line with the observations in the BWTAC. Under Secretary, Dept. of Higher Education, MoE suggested that the proposal should be meticulously laid down indicating whether the connecting passages are required at different floor levels etc.*

**2022:02:13 – Reporting of status of arbitration case between ERA infra and NIT Calicut regarding the construction of Mega Hostel-I and current status of work**

The committee observed that the construction work was awarded to M/s Era Infra Engineering Ltd after due procedures and the work commenced during February

2009. The project was originally to be completed within the stipulated time of 30 months. As of now more than 97% of the works had been completed by them. Based on the pressing demands from the hostel Authorities for accommodating students in Mega Hostel-1, it was decided to take over the building partially. As the work of Block-B was completed by the contractor the same had been handed over to NITC at 2 instances, 336 rooms (Cluster 1 to 4) on 22.08.2013 and 160 rooms (Cluster 5&6) with lift corridors on 25.07.2014 respectively based on the consultant recommendations. The time was extended based on the various requests from contractor/order of Hon'ble courts till 30.10.2016/31.12.2018 with L.D. After that the construction work was unilaterally abandoned/stopped by the contractor without any reasons. Despite repeated reminders the work was not resumed by the contractor. Hence the Institute issued letters dated 12.04.2017 & 23.06.2017 requesting that if the work fails the institute may take serious action against the contractor. The contractor had filed a petition in the Hon'ble District court Calicut against the institute notices. Meanwhile the contractor had also filed a petition in the Hon'ble High court of Kerala requesting arbitration.

During pendency of the above aforementioned petition the contractor expressed willingness to complete the work, that has been considered by the District court based on the categorical promises by the contractor that the work should be completed within 31.10.2018 and the same has been extended till 31.12.2018 based on the request by Contractor. Also the court appointed the Hon'ble sole arbitrator based on the contractor request. The arbitration sittings were held at Cochin on various dates at 7 instances before Hon'ble sole arbitrator and finally the petition was terminated by the sole arbitrator vide order dated 22.06.2019. Meanwhile the contractor had become bankrupt and they received the order from NCLT – New Delhi in the matter of Union Bank of India vs Era infra Engineering Ltd against the petition C.P No – 190 (PB)/2017.

Even after the time extension granted, the contractor had failed and neglected to complete the work within the extended period. Due to continued delay, default and breach on the part of the contractor, the contract agreement had been terminated and also it was decided to get the work completed through CPWD. Hence the contract agreement had been terminated as per the approval of competent authority. But the

contractor had not reported at site for the final closure of measurement inspite of repeated from the side of the Institute.

Hence it necessitated that the matter was escalated for direction before the Hon'ble NCLT – (Principal bench) New Delhi as the contractor is under the Corporate Insolvency Resolution Process (CIRP). As per the advice of institute legal counsel along with consultant representatives the petition for direction was prepared and filed. The same had been examined by the Hon'ble NCLT President and Member, and the order delivered on 10.01.2020, granting permission/order to complete the final measurements along with CPWD Engineer, who is the middle man for completing the same.

As per the Hon'ble NCLT order, the contractor had reported at site on 26.02.2020 for completing the final measurement. Then, the final measurements were taken and completed on 27.02.2020, along with the Consultant & contractor representative in the presence of CPWD officials. Subsequently, the site was handed over/ entrusted to the CPWD for completing the remaining work of the project as per the balance work estimate, as - built drawings along with all necessary contract documents furnished through the consultants for the Mega Hostel-1 project. Thereafter the CPWD officials requested for some clarification on the submitted documents. The same had been provided by the Consultant in the meeting along with CPWD officials. It was minuted in the meeting dated 02.07.2020 and the officials confirmed that all the documents were received from the consultant for completion of remaining work in the Mega Hostel-1 project. Following this, CPWD forwarded the preliminary estimate for completion of the remaining work in the Mega Hostel-1. The consultant was requested to verify the estimate vide the institute letter dated 17.12.2020. Based on that, the consultant duly verified and forwarded the comments vide their letter dated 31.12.2020. The same was presented for approval by the competent authority.

Meanwhile the contractor had also filed a appeal petition in the Hon'ble High Court of Kerala for re-initiating the arbitration process vide the petition reference No(OP (ATE) No. 4/2021). Based on the petition the High court of Kerala had sanctioned further extended time vide the judgment dated 05.08.2021. Accordingly, the arbitration proceedings were re-commenced by the Hon'ble arbitral Tribunal since 21.09.2021. The said arbitration petition award pronounced on 14.11.2022 which is in

the interest of the institute. The Arbitration petition filed by the contractor were disposed – off, with costs .

The current status of the balance work is as follows. The CPWD, by its letter dated 12.07.2022 requested for some more clarification regarding work, when the new SE took charge. It was informed in the letter that the tender would be framed in a span of 2-3 weeks. NITC gave clarification to this letter dated 19.07.2022. Till October 2022, the CPWD assured that they will be carrying out the balance work. Then in November 2022, vide letter dated 07.11.2022, CPWD informed that it will not be able to take up the balance work, stating several reasons.

***The committee noted that the arbitration procedure was completed and the award on arbitration petition was pronounced on 14.11.2022 which is in favour of the institute and the petition was disposed – off with costs. Members expressed satisfaction on the matter of the Institute winning the arbitration case.***

#### **2022:02:14 - Consideration of proposal for extension of Consultancy service for Mega Hostel-1**

The committee noted that construction work was awarded to M/s Era Infra Engineering Ltd after due procedures and the work commenced during February 2009. The project was originally to be completed within the stipulated time of 30 months. As of now more than 97% of the works had been completed by them. Based on the pressing demands from the hostel Authorities for accommodating students in Mega Hostel-1, it was decided to take over the building partially. As the work of Block-B was completed by the contractor the same had been handed over to NITC at 2 instances, 336 rooms (Cluster 1 to 4) on 22.08.2013 and 160 rooms (Cluster 5&6) with lift corridors on 25.07.2014 respectively based on the consultant recommendations. The time was extended based on the various requests from contractor/order of Hon'ble courts till 30.10.2016/31.12.2018 with L.D. After that the construction work was unilaterally abandoned/stopped by the contractor without any reasons. Despite repeated reminders the work was not resumed by the contractor. Hence the Institute issued letters dated 12.04.2017 & 23.06.2017 requesting that if the work fails the institute may take serious action against the contractor. The contractor had filed a petition in the Hon'ble District court Calicut against the institute notices. Meanwhile the contractor had also filed a petition in the Hon'ble High court of Kerala requesting arbitration.



During pendency of the above aforementioned petition the contractor expressed willingness to complete the work, that has been considered by the District court based on the categorical promises by the contractor that the work should be completed within 31.10.2018 and the same has been extended till 31.12.2018 based on the request by Contractor. Also the court appointed the Hon'ble sole arbitrator based on the contractor request. The arbitration sittings were held at Cochin on various dates at 7 instances before Hon'ble sole arbitrator and finally the petition was terminated by the sole arbitrator vide order dated 22.06.2019. Meanwhile the contractor had become bankrupt and they received the order from NCLT – New Delhi in the matter of Union Bank of India vs Era infra Engineering Ltd against the petition C.P No – 190 (PB)/2017.

Even after the time extension granted, the contractor had failed and neglected to complete the work within the extended period. Due to continued delay, default and breach on the part of the contractor, the contract agreement had been terminated and also it was decided to get the work completed through CPWD. Hence the contract agreement had been terminated as per the approval of competent authority. But the contractor had not reported at site for the final closure of measurement inspite of repeated from the side of the Institute.

Hence it necessitated that the matter was escalated for direction before the Hon'ble NCLT – (Principal bench) New Delhi as the contractor is under the Corporate Insolvency Resolution Process (CIRP). As per the advice of institute legal counsel along with consultant representatives the petition for direction was prepared and filed. The same had been examined by the Hon'ble NCLT President and Member, and the order delivered on 10.01.2020, granting permission/order to complete the final measurements along with CPWD Engineer, who is the middle man for completing the same.

As per the Hon'ble NCLT order, the contractor had reported at site on 26.02.2020 for completing the final measurement. Then, the final measurements were taken and completed on 27.02.2020, along with the Consultant & contractor representative in the presence of CPWD officials. Subsequently the site was handed over/ entrusted to the CPWD for completing the remaining work of the project as per the balance work estimate, as - built drawings along with all necessary contract documents furnished through the consultants for the Mega Hostel-1 project.

Thereafter the CPWD officials requested for some clarification on the submitted documents. The same had been provided by the Consultant in the meeting along with CPWD officials. It was minuted in the meeting dated 02.07.2020 and the officials confirmed that all the documents were received from the consultant for completion of remaining work in the Mega Hostel-1 project. Following this, CPWD forwarded the preliminary estimate for completion of the remaining work in the Mega Hostel-1. The consultant was requested to verify the estimate vide the institute letter dated 17.12.2020. Based on that, the consultant duly verified and forwarded the comments vide their letter dated 31.12.2020. The same was presented for approval by the competent authority.

Meanwhile the contractor had also filed a appeal petition in the Hon'ble High Court of Kerala for re-initiating the arbitration process vide the petition reference No(OP (ATE) No. 4/2021). Based on the petition the High court of Kerala had sanctioned further extended time vide the judgment dated 05.08.2021. Accordingly, the arbitration proceedings were re-commenced by the Hon'ble arbitral Tribunal since 21.09.2021. The said arbitration petition award pronounced on 14.11.2022 which is in favour of the institute. The Arbitration petition filed by the contractor was disposed off with costs.

The current status of the balance work is as follows. The CPWD, by its letter dated 12.07.2022 requested for some more clarification regarding work, when the new SE took charge. It was informed in the letter that the tender would be framed in a span of 2-3 weeks. NITC gave clarification to this letter dated 19.07.2022. Till October 2022, the CPWD assured that they will be carrying out the balance work. Then in November 2022, vide letter dated 07.11.2022, CPWD informed that it will not be able to take up the balance work, stating several reasons.

The work remaining in the Mega Hostel-I project is around 3%. Major structural work was completed and only some finishing works are left out. Since the Engineering Unit of the Institute is understaffed, the institute will not be able to execute the balance work. The consultant (M/s. Pithavadian And Partners ) was selected earlier based on EoI for this project as they had quoted the lowest rate of 2.35% of the project cost. The said agreement is still alive (After the stoppage of work, the consultant time was extended twice for assisting the Institute for resolving the Arbitration case).

It may be noted that the Construction work got delayed due to the contractor and not because of the Consultant. Now, the consultant has expressed the willingness to carry out the balance work with the earliest quoted rate of 2.35%. Hence it is proposed that the contract period of the Consultant may be extended to 5 more months from the date of proposed agreement (2 months for document preparation, tender publication & contractor selection, 3 months for project execution) so as to enable the consultant to initiate the procedures for the balance work. The supplemental agreement shall be executed to the original agreement imposing strict conditions regarding the timely completion.

***The committee deliberated on the matter and noted that the proposal for extension of Consultancy service for Mega Hostel-I Balance work to M/s Pithavadian and Partners (the existing consultant of the project) is in the best interest of the Institute and recommended the same for approval. The Committee also resolved to initiate the procedure for inviting Expression of Interest for the execution of Mega Hostel-I Balance work.***

**2022:02:15 – Consideration of proposal for inviting expression of interest for various infrastructure projects in the Institute.**

The committee considered the matter and deliberated on it. The chairman BWC informed that in the light of the National Education Policy (NEP 2020) adopted by the Government of India, all the Centrally Funded Institutes (CFIs) have been asked to diversify in the field of education and expand the scope of technical education by increasing the student's intake from the present 1500 per year to 5000 per year. The Campus would have a population of about 12000 residents including students, and would demand the development of a huge infrastructure in the near future. In addition, study in India programme, student exchange programmes etc. will demand additional student accommodation of international standards inside the campus.

Institute lacks sufficient land to build additional infrastructure for both academic and residential purpose. The solution is to go for vertical expansion. The institute master plan committee has also recommended for the vertical growth and proposed several amenities anticipating the future expansion and needs. Following are the infrastructure requirement of the institute to cater the future needs aligned with the above mentioned facts.

| SL. No | Name of Projects  |
|--------|---|
| 1      | Central Lecture Complex<br><i>500 capacity Halls – 4 Nos., 250 capacity Halls – 6 Nos.<br/>150 capacity Halls - 6 Nos.</i>  |
| 2      | Central Research Facility<br><i>In-house high end sophisticated instruments, center for spectral measurements, molecular and crystal structure determination and materials characteristics, exclusive research labs, tinkering lab, fabrication facility, research library etc.</i>   |
| 3      | International Hall of Residence<br><i>220 single-room independent units ,200 one – BHK units and 50 two-BHK units</i>   |
| 4      | Diamond Jubilee Guest House<br><i>Total 52 rooms, Single occupancy – 24, Double occupancy – 23<br/>Suite rooms – 5, Dining Hall and modern kitchen</i>  |
| 5      | Heritage Centre<br><i>This will be a heritage center to showcase Indian Knowledge System with centers of Kerala Traditional Folk and Art Forms, Ayurveda, mathematics, astronomy/astrology, Vasthu Kala &amp; Vasthu Vidya, martial arts like Kalarippayattu etc. and disseminate the knowledge to the young and future generations</i> |
| 6      | Gymkhana Complex<br><i>Food courts, co-working spaces, gymnasium, shopping complex, mini theatre, multipurpose halls, restaurants etc.</i>  |
| 7      | Faculty Apartment Including Studio Apartments<br><i>One - BHK and two- BHK units (200 nos. each) with kitchen, recreational space, assembly hall etc.</i>   |
| 8      | Hostel Complex for Boys (1000 rooms)<br><i>Single occupancy rooms, individual dining halls in each block, recreational facilities, common rooms, resident tutor accommodation.</i>  |
| 9      | Hostel Complex for Girls (500 +500)<br><i>Single and double occupancy rooms with individual dining halls, recreational facilities, common rooms, resident tutor accommodation.</i>  |
| 10     | Apartment for Staff-150 Units<br><i>One - BHK and two- BHK units (75 nos. each) with kitchen, recreational space, assembly hall etc</i>   |
| 11     | Integrated Sport Complex at 12 <sup>th</sup> Mile Ground<br><i>Indoor stadium, outdoor tennis/ volleyball and basketball courts, cricket stadium, Administration block, Dormitory block, Parking area, Conference halls, Dining space, recreational space, mini theatre. Convention Centre with centralized AC of capacity 7000</i>     |

These Mega projects are to be executed after calling Expression of Interest following GFR guidelines of GoI by appointing a Project Management Consultant (PMC). The

agencies for execution of these projects shall be selected by the PMC. So permission may be granted for calling expression of interest for appointing the consultant at the earliest.

*The committee deliberated on the matter and recommended the proposal for inviting Expression of Interest for various infrastructure projects in the Institute. Under Secretary, Dept. of Higher Education, MoE suggested that the projects be taken up on a priority basis while fund requirements are sought from HEFA. Chairman BWC put forward a request to consider the Institute in the Window III of HEFA as the Institute is having insufficient IRG to take up these projects under Window I. Under Secretary suggested that the matter may be put up in the forthcoming meeting of the Ministry for consideration.*

**2022:02:16- Any other items with permission of the chair**

**Construction of overhead tank to collect the treated water from the STP at Mega Hostel 2 for gardening purpose**

It was informed to the committee that the treated water from the STP at the Megha Hostel-2 is now collected at a low level tank having a capacity of 5 lakhs liters. Due to the continuous operation of the plant this tank is getting filled in a day. Because of this an overflow of the treated water occurred recently. The nearby residents from outside the campus raised complaints regarding the contamination of the ground water in their premises. The health department and the resident's association have requested the institute to stop the flow of this water to the public drain. In this situation the overhead tank is proposed for collecting the treated water from the STP so that, it can be used for the gardening the Mega hostels premises and the residential area in the campus.

It was noted that an estimate of Rs **65.88** lakhs is prepared based on DSR 2021 of CPWD with cost index of 28.57% for the overhead tank for urgent execution.

*The committee deliberated over the estimate, and considering the urgency of the matter, recommended for the approval of the estimate for Rs. 65.88 lakhs under OH 35 for the construction of the overhead tank.*

There being no further points, the meeting was adjourned with a proposal to thank the Chair.

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|---|--|
| Prof. Prasad Krishna<br>Director, NIT Calicut (Chairman BWC)  |  |
| Cdr (Dr.) Shamasundara M S<br>Registrar & Member Secretary BWC,<br>NIT Calicut                      |  |
| Ms Veena Dunga<br>Under Secretary (NIT-I), Department of Higher<br>Education, MoE, GoI (via Online) |  |
| Dr. Naseer M.A.<br>Dean (P&D), NIT Calicut  |  |
| Dr. Chithra.K<br>Associate Professor (DAP), NITC,<br>Nominee of BoG, NIT                            |  |
| Shri. A. Mohammed<br>Superintending Engineer, KPWD<br>(via Online)                                  |  |
| Smt. Shaji Sudhakaran<br>Deputy Chief Engineer, Electrical Circle<br>Kozhikode (via Online)         |  |
| Dr. Sajith A S<br>Superintending Engineer(i/c), NIT Calicut<br>(Invitee)                            |  |