

**Minutes of Meeting
of the
Buildings & Works Committee (BWC) - 2023:01
of National Institute of Technology Calicut**

Held at 03.00 pm on Tuesday the 24th January 2023

at Boardroom – Admin Block A



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

NATIONAL INSTITUTE OF TECHNOLOGY CALICUT
BUILDING AND WORKS COMMITTEE MEETING (2023:01)

held on 24.01.2023, 03.00 pm at Boardroom – Admin Block A

The meeting of Building and Works Committee (BWC) (2023:01) of NIT Calicut was conducted on 24th January 2023 at Boardroom of NIT Calicut.

Members Present:

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



**2023:01:01 - Confirmation of the minutes of the BWC meetings held
on 01-12-2022**

The minutes of BWC meeting held on 01.12.2022 was circulated and no comments were received from any of the members. The meeting confirmed the minutes of the BWC Meeting held on 01.12.2022

**2023:01:02- Consideration of proposal for urgent maintenance of 10Nos. FE and
20Nos. FF apartments**

The committee noted that the construction of 10 Nos. FE and 20 Nos. FF residential apartments for the institute was accomplished by CPWD in the year 2010. Since construction no major maintenance work was carried out for these buildings. NIT Calicut is offering various UG, PG and Ph.D. programmes in 15 academic departments/schools. As a residential campus, NITC is providing quarters and apartments for majority of the staff and faculties. The 10 Nos. FE and 20Nos. FF residential apartments are allotted to the faculties as well as to the research scholars of the campus. Some of the apartments are kept vacant due to some pending maintenance works. Routine maintenance and repair requests are receiving from the occupants of FE and FF apartments. Also, because of the recent recruitments there is increased demand for accommodation in campus. Several new faculties are forced to take accommodation outside the campus. Such options are costly and limited. Therefore, urgent maintenance of the quarters is recommended for better service to the inmates. The built-up area of FE apartment is 85 s.qm per unit and FF apartment is 75 sq.m per unit. The inside and outside walls appear very shabby and the water supply lines with CI pipes and other fittings are partially damaged. Hence painting and replacement of CI pipe is very essential.

The committee examined the estimate which includes painting inside and outside walls with acrylic emulsion paint over a prime coat after proper scrapping, painting doors, windows and cupboards with one coat enamel paint. Replacing old CI 110mm toilet waste lines are proposed using appropriate size of PVC pipes and the damaged sanitary fittings are proposed for replacement with new ones. The fully damaged cupboards in bedrooms are proposed to be dismantled and provided with Ferro cement slabs and the partially damaged cupboards are proposed to be repaired and finished with enamel paint. Some minor repair work like replacing damaged floor and wall tiles, plastering damaged



walls, fiber lamination for leaked toilet slabs, repair /replacement of damaged window and door shutters and stainless steel doors for ground floor main entrance area are also provided in the estimate. An estimate amounting to Rs. 89,95,611/- prepared based on CPWD DSR 2021 rates with cost index @ 28.57 for Calicut.

Shri. A. Mohammed, Member from KPWD suggested that anti-fungal paints may be used for finishing and Tata Steel be used for steel works.

The committee deliberated over the estimate and recommended the approval of estimate for Rs. 89,95,611/- under OH 31 for urgent maintenance of 10Nos. FE and 20Nos. FF apartments.

2023:01:03 - Consideration of proposal for re-tarring of campus roads from main gate to E hostel and ATM near main building to auditorium

The committee noted that the internal roads of the campus connect the various institute buildings and campus amenities. The road from the main gate to auditorium (Rajpath) and ATM to E-hostel are the main traffic veins of the campus. Both the roads are flexible bituminous roads. Since most of the buildings besides these roads are hostels, canteen, and academic building, a majority of the students as well as faculties use these roads regularly. Due to the climatic conditions pot holes are created in these roads. These pot holes are creating difficulties to the vehicle users as well as to the pedestrians. Even after a small rain the water get stagnated in this holes. Moreover, these roads are not maintained since their construction for the past 15 years. Therefore, a proposal for re-tarring these roads is made.

The committee also reviewed the estimate which includes leveling undulations of existing roads (total area of 11000 sq.m) with a bitumen levelling course of 36mm,12mm and 6mm stone aggregate with power roller and providing a bituminous concrete layer with hydrostatic paver finisher after applying rapid setting track coat bitumen emulsion. Also some token provision for Bituminous macadam for leveling is given. For the traffic safety, provisions for reflective road studs with lens reflectors, rubber humps and retro-reflectorised mandatory and informatory sign boards are proposed.

The committee also noted that the existing footpath at both sides of Rajpath is proposed for dismantling and re-fixing with new paving tile after providing a concrete bed of cc 1:2:4 and sides area finished with 1:4 plastering and enamel paint. The earthen sides of roads near to Mini canteen area are proposed to provide precast cement concrete



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kerb with channel for protecting earth erosion in the road surface. As part of horticulture, buffalo grass lawn near to creative zone and planting of few trees by the road sides are also proposed. An estimate amounting to Rs. 81,98,583/- is prepared based on the MoRTH specification with a cost index @28.57% for Calicut.

The committee deliberated over the estimate and recommended the approval of estimate for Rs. 81,98,583/- under OH 31 for re-tarring of campus roads from main gate to E hostel and ATM near main building to auditorium.

2023:01:04 - Consideration of proposal for protection of the existing natural pond near Mega Hostel II

The committee noted that the natural pond near the Mega Hostel II is situated at a location which is the lowest region in the campus. Pond diameter is 37 m and the depth is 6m with a capacity of 6450 m³. Recently, this pond got contaminated and water has flown out of the campus, causing some sort of discomfort to the people residing outside the campus. Following this, there was huge demand from the local people residing outside campus in nearby areas for preserving this as a pure water pond. In fact, this pond was serving as a reservoir for the recharge of wells in the surrounding area. In light of the above, in the best interest of the nearby residents and the entire campus community, competent authority has instructed to protect the pond as a pure water reservoir.

The committee also examined the estimate which includes formation with RCC and RR. Retaining wall above DR and intermediate RCC belts including lining with laterite brick on inner side of retaining wall is also proposed. An estimate amounting to Rs. 97,13,200/- for protection of the existing natural pond near Mega Hostel II based on DSR 2021 with a cost index of 28.57% for Calicut.

The committee deliberated over the estimate and recommended the approval of estimate for Rs. 97,13,200/- under OH 31 for protection of the existing natural pond near Mega Hostel II.

2023:01:05 - Consideration of proposal for urgent maintenance of 30 Nos. FB apartments

The committee noted that the 30 numbers FB faculty apartments of the campus is in the urge of maintenance. These apartments were constructed by CPWD and handed over to

NITC during 2011. Since construction no major maintenance was carried out to these apartments. Various repair and maintenance complaints are being received from the occupants. The cupboards of majority of the apartments are attacked with termites. The inside and outside walls are very shabby and the toilet waste lines with CI pipes and other fittings are partially damaged. Hence painting and replacement of CI toilet waste lines is very essential.

The committee examined the estimate which includes painting inside and outside walls with acrylic emulsion paint over a prime coat after proper scrapping, painting doors, windows and cupboards with one coat enamel paint. Replacing old CI 110mm toilet waste lines using PVC pipes and the damaged sanitary fittings are to be replaced with new ones. The fully damaged cupboards in bedrooms are proposed for dismantling and replaced with Ferro cement slabs and the partially damaged cupboards are proposed to be repaired and finished with enamel paint. Some minor repair work like replacing damaged floor and wall tile, plastering damaged walls, fiber lamination for leaked toilet slabs, and repair /replacement of damaged window are also provided in the estimate.

An estimate amounting to Rs. 97,44,516/- is prepared based on DSR 2021 with the cost index of 28.57% for Calicut

The committee deliberated over the estimate and recommended the approval of estimate for Rs. 97,44,516/- under OH 31 for urgent maintenance of 30 Nos. FB apartments.

2023:01:06 - Consideration of proposal for replacing AC roof sheet by GI sheet and Providing ceiling in electrical lab

The committee noted that the electrical lab building is an old building, about 50 years old, with AC roof sheeting. The plinth area of the building is about 372 sq.m. Due to old age, the present AC corrugated roof of the building is at the brim of replacement. Leakage is identified in various locations of the building. Since the lab is containing various electrical instruments which require utmost care from moisture and dampness, the replacement of the existing roofing material is very essential. The ceiling of the building is also outdated and is proposed for replacement.

The committee examined the estimate and note that the estimate includes 0.5 mm thick GI Trafford sheets in place of existing AC sheet. Existing ceilings are to be replaced with Calcium Silicate ceiling. Additional purlins are also provided in required locations.

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Internal and external painting works are also proposed. An estimate amounting to Rs. 32,82,000/- is prepared based on DSR 2021 with the cost index of 28.57% for Calicut

The committee deliberated over the estimate and recommended for the approval of estimate for Rs. 32,82,000/- under OH 31 for replacing AC roof sheet by GI sheet and Providing ceiling in electrical lab

2023:01:07 – Reporting the progress of ongoing works entrusted to CPWD, by CPWD officials.

The CPWD Officials presented the status of the following works undertaken in the NITC Campus.

1. New Academic Block (funded under EWS)
2. Open Air Theatre
3. 5 Lakhs Litre Capacity Overhead Tank
4. 5 Lakhs Litre Capacity Ground Level Water Tank
5. Compound Wall
6. Sewage Treatment Plant (Near G Hostel & Mega Ladies Hostel)
7. Kitchen Equipment rectification in Mega Hostel II

New Academic Block: The work was tendered but was cancelled by the intervention of the higher officials and is in the process of re-tendering.

Open Air Theatre (OAT): The Civil work of the OAT has been completed. But the Electrical work is pending as the approval from the NITC on the Electrical drawing could not be obtained. If the approval of the drawing is obtained the same can be executed.

5 Lakhs Litre Capacity Overhead Tank: The work has been awarded and has been stalled for getting the Structural Design of the Overhead Tank vetted from a Govt. Agency. This is done to ascertain the safety of the structure.

5 Lakhs Capacity Ground Level Water Tank: The work has been awarded and is about to start.

Compound Wall: 75% of the work has been executed and is progressing well. The delay was due to the delay in getting the permission for removing the trees along the Compound wall.

Sewage Treatment Plant (Near G Hostel & Mega Ladies Hostel): The Tendering is in progress and the CPCB approval is also being initiated.



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MoM of BWC[2023:01] NIT Calicut

Page 7 of 9

Kitchen Equipment rectification in Mega Hostel II: The kitchen equipment installation has been completed and the defects reported by the NITC is being looked into.

In reply to the above presentation, the Director has pointed out that the Academic Block sanctioned under the EWS Scheme of the MoE is a Project of top priority and the progress of the same is being closely monitored by the MoE. The CPWD was awarded the work in 2019 and the first instalment of Rs. 7.44 Crores was deposited to the CPWD in March 2022. But even after a period of 4 years, and after a period of one year of crediting an amount of Rs. 7.44 Crores, the work has not been tendered as on today. In spite of the issues reported by the CPWD, the Institute is facing severe shortage of Academic space and the Institute is facing difficulty in answering the queries from the MoE related to the progress of the work and is receiving critical comments from the CAG Audit for unnecessarily parking huge amount without any outcome.

On this issue, the Member from the MoE, Shri. Anil Kumar pointed out that it is not mandatory that the works are to be entrusted with the CPWD and the Institute has the liberty to award the work to any other Agency following GoI norms. Supporting this view, the Member from MoE, Smt. Veena Dunga opined that on account of the fact that the CPWD has failed to even start the execution of the Project, the Institute can demand the CPWD to return the amount of Rs. 7.44 Crores to the Institute.


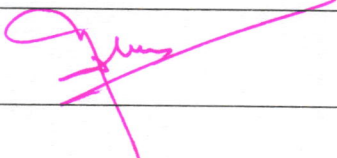
The Committee therefore decided to take appropriate steps to request the CPWD to return the amount of Rs. 7.44 Crores to the Institute at the earliest. It was also decided to initiate steps to execute the work by inviting Expression of Interest from appropriate agencies as per GoI norms.

On the remarks of the works related to the OAT, the Dean (P&D) informed that the CPWD was communicated in February 2022 that the Electrical drawings prepared by the Agency (to whom the work was awarded by the CPWD) was not acceptable to the NITC and hence the Electrical work has to be put on hold and that the CPWD should inform the formalities involved in changing the scope of the electrical and lighting contract awarded. Hence the statement that the Electrical work is pending approval from the NITC is not factual. Regarding the Compound Wall work, the Dean (P&D) informed that there was no delay with NITC in giving permission for removing the trees along the compound wall.

On the issue of rectification of Kitchen Equipment in the Mega Hostel II, the Director has commented that the even after occupying the Mega Hostel II last year, the Kitchen could not be used on account of the sub-standard work executed by the Contractor who was engaged by the CPWD. And it was also informed that the CPWD did not monitor the quality of the equipment and the Contractor was paid the entire contract amount pending only the Security Deposit. It was also informed that the Institute is not interested in using the equipment that do not meet the specification and the minimum standards in terms of food safety norms.



The Meeting was closed at 4 PM with a concluding remarks by the Director and thanking the members for attending the Meeting.

Prof. Prasad Krishna Director, NIT Calicut	
Cdr (Dr.) Shamasundara M S Registrar & Secretary BWC, NIT Calicut	(Attended through online)
Ms Veena Dunga Deputy Secretary (NIT-I), Department of Higher Education, MoE, GoI (via Online)	(Attended through online)
Shri. Anil Kumar, Director (Finance), Department of Higher Education, MoE, GoI (via Online)	(Attended through online)
Dr. Naseer M.A. Dean (P&D), NIT Calicut	
Dr. Chithra.K Associate Professor (DAP), NITC, Nominee of BoG, NIT	
Shri. A. Mohammed Superintending Engineer, KPWD (via Online)	(Attended through online)
Smt. Shaji Sudhakaran Deputy Chief Engineer, Electrical Circle Kozhikode (via Online)	(Took leave of absence)
Dr. Sajith A S Superintending Engineer(i/c), NIT Calicut (Invitee)	