Minutes of Meeting
of the
Buildings & Works Committee (BWC) - 2023:02
of National Institute of Technology Calicut

Held at 04.00 pm on Tuesday the 27th of June, 2023

in Senate Hall – Admin Block A

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

NATIONAL INSTITUTE OF TECHNOLOGY CALICUT

BUILDINGS AND WORKS COMMITTEE MEETING (2023:02)

held on 27.06.2023, 04.00 pm in Senate Hall – Admin Block A

The meeting of Buildings and Works Committee (BWC) (2023:02) of NIT Calicut was conducted on 27th June 2023 in the 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 & Secretary BWC
3.	Dr. Priya Chandran	Dean (Planning &Development), NIT Calicut
4.	Dr. Chithra. K	Associate Professor (DAP), NITC, Nominee of BoG,
5.	Shri. Indrajit Kuri	Under Secretary, MoE, GoI (via Online)
6.	Shri. Anil Kumar	Director (Finance), Department of Higher Education, MoE, GoI (via Online)
7.	Smt. Shaji Sudhakaran	Deputy Chief Engineer, Electrical Circle Kozhikode (via Online)
8.	Dr. Sajith A S	Superintending Engineer(*i/c*) and Professor (CED), NIT Calicut (Invitee)

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

2023:02:01 - Confirmation of the minutes of the BWC meeting held on 24-01-2023

The minutes of BWC meeting held on 24.01.2023 were circulated and no comments were received from any of the members. The meeting confirmed the minutes of the meeting held on 24.01.2023.

2023:02:02- Consideration of proposal for approval of estimate for Balance work of the Mega Hostel I entrusted to the consultant, M/s Pithavadian & Partners

The committee noted that the Construction of Mega Hostel -1 was proposed in the year of 2006. The work was initiated by calling Expression of Interest for selecting Architects and Project Management Consultants. Based on that Expression of Interest called for, as per the norms and due procedures, M/s. Pithavadian and Partners had been selected and were appointed as Architects and Project Management Consultant for the Mega Hostel-1 project with due approval of the Board of Governors of the Institute.

Subsequently, the process of selection of the contractor got initiated after submitting the required tender documents prepared by the consultant. Then, following all procedures, M/s. Era Infra Engineering Ltd – New Delhi was awarded the work for an amount of Rs. 88.78 Crore and for a time period of 30 months. As per this contract, the work was supposed to be completed on 15.08.2011. But due to the default of contractor including delays in labour deployment, delays in material procurement, insufficient staff, failure in planning, lack of financial abilities, etc., the project got stuck and there was an inordinate delay in the progress of the project. Time extensions were granted till November 2018 on the contractor's request (after June 2015, Penalty Clause was also imposed). Yet, they failed to execute the work. During September 2018, the contractor abandoned that site and filed a case against NIT Calicut in District Court & High Court of Kerala seeking to appoint a sole arbitrator. The court admitted the same and arbitration proceedings was commenced in March 2018. Meanwhile, the contract agreement was terminated vide termination order dated 27.03.2019 with the approval of the Board of Governors of the Institute. Subsequently, the final measurement was taken on 27.02.2020 after getting the legal order from the Hon'ble NCLT, dated 10.01.2020. Also, it was decided to get the balance(remaining) work done by the CPWD. After necessary

formalities, the site was handed over to CPWD. CPWD submitted the preliminary estimate in December 2020, and thereafter the same has been revised on July 2021. Approvals from the BWC and the BoG were taken and the work was entrusted to CPWD. But thereafter CPWD denied to take up the balance work in Mega Hostel–1, quoting legal complications and other issues.

In the meantime, the arbitration award was pronounced on 14.11.2022 by the Sole arbitrator which declared judgement in favour of the Institute subsequent to the sitting held in April 2022. Then the institute resorted to alternate solutions to complete the balance work and finally proposed to sanction time extension to the existing consultant M/s. Pithavadian and Partners for completing the balance work in Mega Hostel-1. Their agreement dated 20.02.2008 was still in force and based on that, the BWC recommended time extension and the BoG approved the same.

The committee noted that the remaining work in the Mega Hostel-1 project is now entrusted to M/s. Pithavadian And Partners as per the BWC/BOG minutes 2022:02:14. Based on that they had submitted the Estimate and other required documents for tendering for a value of amount Rs. **15,32,06,668**/- (Rupees Fifteen Crore Thirty Two Lakhs, Six Thousand, Six Hundred and Sixty Eight only). The committee also observed that the estimate was discussed in the PMC meeting held on 12-05-2023 and was approved by the PMC. The members again reviewed the estimate and noted that the items covered under the Head 'additional works' in the estimate includes firefighting work at Dining block, U.G sump & pump room, allied fittings for firefighting, Block- B (handed over building), fire alarm repair & reconditioning, data cabling and networking to all rooms, septic tank for emergency purposes, latest electrical fixtures instead of existing fittings due to non-availability/energy saving, additional pathway work in front of reception block, and providing a toilet for differently abled occupants in every floor as per the present norms. It was also noted that the specifications of these added facilities conform to the updated rules and regulations necessary for obtaining approval from government bodies. The committee noted that the abstract of the estimate along with details are as given in the following table.

	DESCRIPTION	RISK AND COST		ADDITIONAL WORK (INR)
		BALANCE ITEMS AS PER SCOPE OF WORK (INR)	DAMAGED ITEMS (INR)	
1	Civil work	3,76,03,165.42	2,56,15,060.75	3,72,51,946.90
2	Plumbing work	60,68,719.00	17,05,080.00	18,74,086.00
3	Electrical work	66,24,788.81	60,07,863.00	68,84,430.39
4	Fire fighting &Fire Alarm System	17,15,462.80	24,39,205.00	1,47,03,892.80
5	Data Networking for block A and C			47,12,967.00
	Sub-total	**5,20,12,136.03**	**3,57,67,208.75**	**6,54,27,323.09**
	Grand total	**15,32,06,667.87**		

The committee reiterated the point that the consultant has to arrange for getting various local authority approvals, in addition to completing the balance work on time. Committee also noted that, considering the additional works involved, the period of completion proposed i.e., 9 months, is justifiable. The committee also acknowledged that the supplemental agreement is signed on 08.06.2023. The committee also noted that the total estimate amount is Rs. **15,32,06,668**/- out of which Rs. 6,54,27,323/- is for the additional work and the remaining amount of Rs. 8,77,79,345/- (Rs. 5,20,12,136.03/- + Rs. 3,57,67,208.75/-**)** is to be adjusted with the risk and cost of the contractor. It was also noted that the contractor's money available with NITC against risk and cost is Rs. 7,96,40,555/-. Representative from MoE pointed out that the contractor's money available with institute is slightly less than the amount expected under risk and cost. In reply, the Dean (P&D), NITC, clarified that the amount of balance work under risk and cost of the contractor is only the estimate and with a high probability the actual cost will come within the contractor's money available with the Institute.

The committee deliberated over the estimate and other points of discussion, including the revised time of completion and recommended the approval of estimate of Rs 15,32,06,668/- for the balance work of Mega Hostel- I. It was also recommended that out of the total estimate, Rs. 6,54,27,323/- is for the additional work which is highly essential for making the building functional. Accordingly, it was recommended to sanction the amount of Rs. 6,54,27,323/- from OH-35. It was recommended that the estimated cost of Rs. 8,77,79,345/- for the balance items and damaged items is to be adjusted with the contractor's money of Rs. 7,96,40,555/-. available with NITC against the risk and cost. The committee also recommended the revised time of completion within a period of 9 months (i.e., on or before 8th March 2024) for the project and reiterated that consultant has to arrange for getting various local authority approvals while completing the balance work on time.

2023:02:03 - Consideration of proposal for providing aluminium partition and floor tile for new labs for ECED at ground floor and first floor of existing old Library Building

At the outset, the representative from MoE opined that the next two agenda items namely, 2023:02:04 and 2023:02:05, pertain to renovations in the same Old Library Building, suggested that the three items be combined and the request be made for the sanction for the total estimate (of the three items). The committee observed that the old library building is situated near the Department Block and has a total plinth area of 2230.37 m^2 in two blocks (three storeys each) with a connecting passage in between. In order to plan the utilization of the space of the old library building efficiently by accommodating other academic facilities, a meeting of space allocation committee was held on 28 January 2022 with all the Department Heads.

The committee also noted that the area allotted to various departments are: ECED (479.2 m^2), EED (399 m^2) and CSED and MED put together (884.92 m^2). The estimates prepared are respectively, Rs. 61.65 lakhs, Rs. 45.98 lakhs and Rs. 91.71 lakhs. The work mainly includes aluminium partitioning and vitrified tile flooring to meet the

requirements of the various departments. The total amount to be sanctioned is Rs. 199.34 lakhs. It was proposed that permission may be granted to the Engineering Unit of the Institute to carry out the renovation as three different works for the different departments, as proposed originally. This was suggested to avoid the delay that may occur by executing the work after calling Expression of Interest (EoI), and because the details of civil/electrical requirements of each department are different. Moreover, as the Institute is facing acute shortage of space, especially for seating the newly joined faculty and scholars in the major departments, the work is to be completed on urgent basis.

The committee recommended for the approval of Rs. 199.34 lakhs from OH-31 for the renovation of the Old Library Building to suit the requirements of the major departments namely ECED, EED, CSED and MED. The committee also recommended that the work be executed by the Engineering Unit of the Institute as three different works as originally proposed, considering the urgency in getting the renovated space for utilization.

Accordingly, the agenda item numbers 2023:02:04 and 2023:02:05 are merged with the item 2023:02:03.

2023:02:06 -Consideration of proposal for urgent maintenance work in the Heat Engines lab including providing new GI Trafford roof sheet, and providing new PVC sheet ceiling in Fluid Mechanics lab

The committee observed that the Heat Engines lab building is one of the oldest building in the institute. Numerous maintenance related problems including AC sheet damage are frequently received from the department. The existing galvalume sheet roof which was laid about 15 years back has got damaged at several locations. During the rainy season there are repeated repair requests because of the cropping up of leak related issues. So, it is proposed to replace the galvalume sheet by GI Trafford sheets. Additionally, the existing ceiling of the nearby Fluid Mechanics lab is to be removed and new PVC sheet ceiling is to be provided. The committee noted that the Engineering Unit has prepared an estimate amounting Rs, 42.58 lakhs for the above work based on DSR 2021 of CPWD with a cost index of 28.57% for Calicut.

The committee deliberated over the estimate and recommended the approval of estimate for Rs. 42.58 lakhs from OH-31 for urgent maintenance work in Heat Engines lab including providing new GI Trafford roof sheet, and providing new PVC sheet ceiling in Fluid Mechanics lab.

2023:02:07 - Consideration of proposal for replacing AC roof sheet by GI sheet in Electrical Machines lab in the Department of Electrical Engineering

The committee noted that the Department of Electrical Engineering is one of the oldest departments of the Institute, which offers programmes leading to a Bachelor's Degree, Master's Degrees, as well as Ph.D. Electrical Machines Lab is one of the key facilities of the Department with many heavy machine installations on the ground. The roofing of the lab is provided with AC sheets, and due to prolonged exposure, the roof has developed cracks at several locations and water leaks into the lab. Since the lab houses various electrical instruments, the leakage is severely affecting the instruments. As already noted, on account of the health hazard posed by AC roofing sheets, the Institute has taken initiatives for changing the AC sheet roofing with alternate roofing material, on a priority basis. The committee noted that the Engineering Unit has prepared an estimate amounting to Rs. 35.67 lakhs for replacing the AC roof sheet by GI sheet based on DSR 2021 of CPWD with a cost index of 28.57% for Calicut.

The committee deliberated over the estimate and recommended the approval of estimate for Rs. 35.67 lakhs from OH-31 for replacing AC roof sheet by GI sheet in the Electrical Machines Lab in the Department of Electrical Engineering

2023:02:08 - Consideration of the proposal for urgent maintenance work in the Department of Architecture and Planning including replacing of damaged floor tiles, renovation of toilets etc.

The committee noted that the Department of Architecture and Planning is one of the highly recognized departments of NIT Calicut. The department has been ranked in the second position in Architecture in the recent NIRF rankings, maintaining their previous year's rank. The department offers undergraduate and post graduate degree programmes in Architecture and Planning. A dedicated building was provided to the department with a total area of 8700 m^2. It was facilitated with drawing halls, lecture halls, faculty room,

etc. Since its construction, no major maintenance work has been carried out in this building. Now it is proposed to carry out a maintenance/renovation including replacing of damaged tiles, changing of all existing IWC to EWC, conversion of some the existing toilets in the ground floor to ones suitable for differently abled, etc. The committee noted that the Engineering Unit has prepared an estimate amounting to Rs. 39.49 lakhs for the above work based on DSR 2021 of CPWD with a cost index of 28.57% for Calicut.

The committee deliberated over the estimate and recommended the approval of estimate for Rs. 39.49 lakhs from OH-31 for urgent maintenance work of Department of Architecture and Planning, including replacing of damaged floor tiles, renovation of toilets etc.

2023:02:09 – Consideration of proposal for urgent renovation of MBA hostel for shifting TBI Office - Phase I

The committee noted that the Technology Business Incubator (TBI) started functioning in NITC Campus with the support of National Science and Technology Entrepreneurship Development Board (NSTEDB) of the Department of Science and Technology, Government of India, since 2004. TBI plays a significant role in social outreach and the promotion of the startup ecosystem. Under TBI, there are several facilities like Innovation and Entrepreneurship Development Centre, Centre for Transportation Research, Design Innovation Centre, Centre for Materials Characterization, Centre for Computational Modeling and Simulation, IPR Cell, etc. to provide the support for R&D with thrust on innovations. Even though the focus of TBI was on Information Technology and Electronics, a second unit of TBI sanctioned under the Startup India Mission, has added new portfolios for incubation in the areas of agriculture, nanotechnology, biotechnology, and renewable energy. Out of the 77 startups registered with TBI, 52 have graduated after the due incubation period of 3 years.

The committee observed that, currently, the office of TBI is in a building near to the Central Library. Redesigning of the office was proposed for facilitating improved results from TBI. A committee was constituted under the headship of the Deputy Director, NITC for looking after matters related to this. In the meeting held by the committee, it was

proposed to allot a suitable space for TBI in the hostel building of School of Management Studies, NITC. The committee also recommended a two phase development of the redesign proposal in which the first phase is to shift the activities to the proposed space. The work in this phase include flooring, false ceiling, aluminium partitions, painting etc. along with reallocation of space and utilities. The committee noted that the Engineering Unit has prepared an estimate of Rs. 98,19,920/- for completing Phase I of the above work based on DSR 2021 of CPWD with a cost index of 28.57% for Calicut.

The committee deliberated over the estimate and recommended the approval of estimate for Rs. 98.199 lakhs from OH-31 for urgent renovation of MBA hostel for shifting TBI Office (Phase-I) of the work including flooring, false ceiling, aluminium partition, painting etc. along with reallocation of space and utilities.

2023:02:10 - Construction of a Mini Substation to cater to the needs of the upcoming projects including the New Academic Block.

The committee noted that as part of the upcoming construction of the New Academic Block building (G+6), which would be located next to the IT Lab Complex, the following preparations need to be carried out simultaneously. The estimated power requirement for the multiplex building, equipped with state-of-the-art engineering labs and hi-tech classrooms, is approximately 500 kVA. In anticipation of future expansions in the Electrical Measurement Lab area of the academic building, a 630 KVA dry-type indoor transformer with HT and LT control panels needs to be considered.

Due to the periodic increase in power demand at the main campus, it is necessary to install an additional power distribution transformer at main Substation-1. This will cater to the needs of the newly proposed Students Activity and Sports Centre (G+2), the addition of extra floors to Admin Block-B, the installation of more passenger lifts in various academic buildings, and the exponential growth in power demand at the residential campus. These developments indicate the need for an additional 1.5 MVA transformer with LT and HT control panels at Substation-1.

Considering the aforementioned factors, the estimated costs (in INR) for the required work are as follows:

1) 630 KVA dry-type indoor transformer for the new academic block: 22 Lakhs
2) HT and LT panels for the 630 KVA installation: 70 Lakhs

3) Cabling required for the installation: 20 Lakhs

4) 1.5 MVA indoor transformer for the main substation (SS-1): 37 Lakhs

5) HT and LT panels for the 1.5 MVA installation: 60 Lakhs

6) Cabling required for the installation: 20 Lakhs

7) Control Cabling required to connect new SS to ring main unit and the new academic block: 30 Lakhs

8) Automation (SCADA) of Substations: 20 Lakhs

The work of the academic block is undertaken by the central agency CPWD. The provision for energization of building including the requirement of substation may be entrusted to the CPWD, since the work should be parallelly executed as per the requirement of the New Academic Block. The committee noted that the proposal is to consider the cost of installation of the 630 kVA transformer including HT and LT panel along with cabling (142.00 Lakhs) as part of the amount sanctioned under EWS for the New Academic Block to be executed by CPWD. The work of installation of this transformer also may be entrusted to CPWD. The installation of the 1.5 MVA transformer can be executed by calling Expression of Interest (EoI), the expense of which is proposed to be met from the Institute Plan Fund, OH-35.

The committee discussed the matter and recommended the proposal of considering the cost of installation of the 630 kVA transformer including HT and LT panel along with cabling for Rs.142.00 Lakhs from OH-35, as part of the amount sanctioned under EWS for the New Academic Block to be executed by CPWD. It was also recommended to entrust the installation of this 630 kVA transformer to the CPWD. For the installation of the 1.5MVA transformer with its infrastructure requirement including building, the committee recommended calling Expression of Interest (EoI).

2023:02:11 Reporting the revised decision of retaining the deposit work of new Academic Block under EWS scheme with CPWD

The committee noted that there was a decision by BoG, NITC (BG.64.04 dated 27-02-2023) to withdraw the project of construction of New Academic Block (under EWS scheme) which was entrusted to the CPWD. This was following the recommendation of

the BWC meeting held on 24th January 2023. The factor that led to this decision was the inordinate delay in the execution for the project. Even after paying the advance amount in March 2022, the project could not be initiated after one year, and the first tender was cancelled after evaluation. The poor state of affairs with respect to workmanship, supervision and time of completion of several of the ongoing projects by CPWD in the campus also added to this decision. It was also decided to proceed with the project by calling Expression of Interest (EoI) along with other proposed major projects of the Institute. Subsequently, the CPWD was requested to refund the advance deposit amount of Rs. 7.44 Cr. without delay. Several reminders were sent to CPWD in this connection.

In the meanwhile, the CPWD had been requesting the Institute to review the decision and retain the project with them. The Superintending Engineer, CPWD requested this, vide letter dated 10-02-2023. Later, the Special Director General (SDG), CPWD, Chennai (vide letter dated 24-03-2023) requested the Secretary, Dept. of Higher Education, MoE, Govt. of India, to intervene in this matter to retain the project with CPWD. In the letter, it was mentioned that the tenders received on recall turned out to be very competitive, and it would be highly beneficial for the Institute to proceed with the same. Subsequently, the SDG talked to the Director of the Institute and reviewed the matter. The SDG also has given assurance to the Director that the project will be completed on time without any further delay.

In view of the above developments and also considering bigger delay which may arise with the fresh calling up of tenders, it was decided to retain the project of the New Academic Block **with the CPWD, in the Best Interest of the Institute**. This is imperative in light of the proposed increase in student intake which demands increased academic area in the campus urgently.

The committee noticed that the revised decision was duly intimated to MoE with an undertaking that the same will be ratified in the forthcoming BoG meeting, after necessary recommendations from the Building and Works Committee. The decision was also conveyed to CPWD. The committee also noted that Rs. 7.44 Cr. is already deposited with CPWD.

The committee discussed the matter and recommended the ratification of the decision of retaining the project of the New Academic Block under EWS scheme with the CPWD.

2023:02:12 Sanctioning an additional amount for the installation of 33kV substation entrusted to KSEB as deposit work

The committee noticed that the BoG vide BG.63.03 dated 05/12/2022 had approved a grant amount of 460 lakhs for setting up a 33 kV substation and for providing 11 kV ring main distribution system at NITC by the Kerala State Electricity Board. It was also recommended to approve the proposal of providing 50 cents of land at NITC Campus for setting up the substation and associated control /switching and charging station/ offices. This was to fulfill the power requirements of the National Institute of Technology (NIT) Calicut by providing uninterrupted and reliable electricity supply for ongoing and future projects, as well as to accommodate anticipated load growth. The work was entrusted as a deposit work to KSEBL.

The sanction of the amount was based on the initial estimate provided by KSEB which was approximate. The proposed project involves the construction of a fully automated 33kV substation, which includes the installation of two 5 MVA 33/11 kV transformers with Ring Main Units (RMUs) and a 50-meter LILO (Line In Line Out) connection from the existing Agasthiamuzhi-Vellannur feeder. The installation of substation was proposed to be on a cost sharing basis.

The committee also noted that, the estimate provided was approximate as a detailed final estimate had not been prepared at the time. This estimate was intended to support NITC in determining an approximate amount for their share. The cost estimation was based on the initial concept of a conventional manned substation. However, it is important to note that the cost of operating and maintaining a manned substation, with operators engaged round-the-clock, for an extended period would be substantial. In line with the government's and KSEBL's policy to minimize manpower, it has been decided to opt for an unmanned substation.

The initial approximate cost for the conventional 33kV substation was Rs 4.4 crore, without considering the recurring expenses for operation and maintenance. The purpose of this estimate was solely to provide an input for the project cost. To eliminate the need for such recurring expenses, NITC proposed the implementation of an unmanned substation. Various additional provisions have been included for the unmanned substation, such as the installation of a Supervisory Control and Data Acquisition (SCADA) system in the 110kV Agasthyamuzhy substation, a Bay Control

Protection Unit (BCPU) in the 11kV and 33kV indoor panels, two sets of Ring Main Unit CCC, and an optical fiber cable connecting both substations.

It was informed to the committee that in March 2023, KSEBL submitted a detailed cost estimate, along with a plan, amounting to approximately Rs. 796.23 lakhs. According to the aforementioned references, the NITC's share for the 33kV substation (50% of the estimate) is Rs. 398.115 lakhs, and the cost for the ring main cabling work under the deposit scheme is Rs. 280 lakhs. Subsequently, amount was deposited to KSEB for the substation in full (Rs. 398.115 lakhs) and for the ring main cabling work partially (Rs. 61.885 lakhs) from the already sanctioned amount of Rs. 460 lakhs. Now, to successfully complete the project, an additional sanction for Rs. 218.115 lakhs ((398.115 + 280) - 460) is required.

The committee was informed that the execution of this project will enable NITC to meet its power requirements efficiently, ensure uninterrupted operations for ongoing and future projects, and accommodate the anticipated load growth. The committee noted that the submission is for consideration and approval of the requested additional sanction for **Rs. 218.115 lakhs** for the successful implementation of this vital infrastructure project, which has already commenced after signing an agreement with KSEB.

The committee discussed the matter and recommended for the approval for the additional sanction for Rs. 218.115 lakhs from OH-35 for the successful implementation of this vital infrastructure project.

2023:02:13 Report of the circulation of agenda relating to the change in estimate for the construction of 760 capacity New Ladies Hostel under HEFA approved by MoE

The committee noted the following:

The detailed note circulated among the members of the BWC is as follows:

To **17/06/2023**

All members of the BWC, NIT Calicut

Agenda for consideration by circulation

Approval for the change in estimate for the construction of 760 capacity New Ladies hostel under HEFA approved by MoE

The Institute was awaiting sanction from MoE for its 760 capacity New Ladies hostel under the HEFA after duly submitting the DPR early in 2019. The cost of the project was Rs. 67.78 Cr. prepared in 2019 based on DSR 2018. As part of scrutiny of the DPR, there had been a query on 17th March 2023 from MoE on whether the project cost prepared in 2019 is still valid in 2023. In response to this the Institute had informed the revised value of project cost of 71.85 Cr. in place of original 67.78 Cr., vide letter Ref. No. MHRD/214/HEFA Appln/2022 dated 20th March 2023. This was worked out based on CPWD Office Order for the Cost Index Particulars for various places of Kerala under Region Bangalore, No.19(l) (13/ATG(RB)2021/379-83(H) dated 8th February 2022. According to this the increase in project cost was worked out to be 6%.

Subsequent to this, sanction was accorded from MoE for the New Ladies Hostel at NIT Calicut under HEFA and the matter was communicated vide F. No. 4-10/2019-TS-III dated 26th April 2023. Following this the Institute was asked to upload details to HEFA Portal for technical appraisal. One of the clarifications sought as part of the appraisal was regarding internal sanction for the changed estimate of 71.85 Cr. In fact, the matter is listed in the forthcoming BWC on 27th June 2023 for recommendation and approval in FC and BoG scheduled for 3rd July 2023. **As there is a technical appraisal meeting of HEFA scheduled soon, approval for the above item is urgently needed for communicating to HEFA.**

The supporting documents mentioned in this note are enclosed for the reference of the esteemed members. Committee may consider the matter for recommendation to FC and BoG

The members of the BWC are requested to send their comments, if any, on or before 4 pm on 19th June 2023 so as to enable us to submit the same to the HEFA at the earliest.

Comments received from the Department of Higher Education, Ministry of Education (MoE) NIT Bureau vide letter No.F.No.4-4/2022-TS.III dated 19/6/2023 is given below"

May be considered in accordance with the "CPWD Office Order for the Cost Index Particulars for various places of Kerala under Region Bangalore dated 8th February 2022"

No other suggestions were received from members within the prescribed time limit. Hence it was taken as the consent from the members as approval for the same.

The committee noted the recommendation for approval of the change in estimate of* construction of 760 capacity New Ladies Hostel under HEFA *from 67.78 Cr. to 71.85 Cr. as reported.

2023:02:14 Consideration of the proposal for inviting expression of interest for three infrastructure projects in the Institute on an urgent basis.

The committee noted that as proposed by the Institute Master Plan committee, it was decided to call expression of interest for three infrastructure projects on urgent basis. They are: (i) Building for Students Activity and Sports Centre (SAS Centre) (ii) Football stadium and athletic track in the 12th mile ground and (iii) Building connecting the two administrative buildings in the campus.

There are limited sports facilities in the campus and there has been a rising demand over the years for improving the facilities. In one of the meetings of the Master Plan committee, the Competent Authority has instructed the Department of Architecture and Planning to plan and design a few sports facilities as earmarked by the committee in the campus for immediate implementation. Accordingly, the Department of Architecture has presented the conceptual design and approximate estimate for two projects namely (i) Building for Students Activity and Sports Centre (ii) Football stadium and athletic track in the 12th mile ground. The approximate estimate for these projects put together was Rs. 48.55 Cr. (42.8 Cr for SAS Centre + 5.75 Cr. for football stadium and athletic track).

The proposal for a connecting building between the two administrative buildings of the Institute was presented in the BWC meeting held in December 2022 (Item 2022:02:12). The BWC recommended for the approval of the project in principle, but suggested suitable modifications in line with the observations in the BWTAC. It was suggested that the character of the buildings is to be retained when modifications are done, as they are iconic structures of the campus and the requirement of additional office space may also be considered in some alternate locations. Deputy 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.

Taking into consideration all the suggestions, the revised plan has been prepared by the Department of Architecture and Planning and presented before the Master Plan Committee. An amount of Rs. 437 Lakhs was sanctioned for the work in the BoG held on 05.12.2022. The estimate for the revised proposal will be well within the approved amount as the total built-up area is only 860.45 m^2

The committee noted that the three projects are of immediate requirement and are planned to be executed after calling Expression of Interest (EoI) on Design and Build terms, as per the conceptual design approved by the Master Plan committee. In order to reduce the duration of construction, steel construction/pre-fab construction is proposed for consideration and inclusion in the structural components in these projects.

The committee discussed the matter and recommended the proposal of calling Expression of Interest (EoI) for the execution of all the projects on 'Design and Build' basis as per the conceptual design approved by the Master Plan committee of the Institute. The proposal for steel construction/pre-fab construction in order to reduce the duration of construction was also recommended for approval. It was also recommended to meet the expenses of the project namely, Building for Students Activity and Sports Centre of Rs. 42.8 Cr. from the IRG of the Institute. The fund for the Football stadium and athletic track in the 12th mile ground for an amount 5.75 Cr. was recommended to be met from OH-35. The change in the design layout of the connecting building in line with the suggestions made by the earlier BWC/BoG was also recommended for approval.

2023:02:15 Proposal for extension of time of completion for the works of SITC of 6 Nos. of lifts for Mega Hostel- I

The work of Supply Installation Testing and Commissioning (SITC) of six lifts for Mega Hostel -l was entrusted to M/s. Johnson Private Ltd. and the site was handed over on 15th December 2014 with time of completion as 150 days. It may be informed that the civil works of Mega Hostel-l was entrusted to M/S. Era Infra Engineering Ltd (EIEL) in 2009. Due to delay in work the 47th BoG held on 05.02.2019 had decided to terminated EIEL

from the construction of Mega Hostel–I and to entrust the balance work to CPWD. The estimate for the balance work was submitted by CPWD and necessary approvals were given. Later, CPWD expressed unwillingness to take up the work. Hence it was decided to select a new executing agency by calling Expression of Interest. The estimate for the same is placed in this BWC for approvals.

Looking at the current status of the work, two lifts had been erected by M/s. Johnson Private Ltd. and the equipment for the remaining four lifts had been supplied. Since the civil work was terminated, the remaining lifts can be erected only after rearranging the balance work and after completing the necessary civil work required for lift erection. In the BWC meeting held on 19.07.2022 the SITC of 6 No.s of lifts for Mega Hostel-I, was extended till 30-06-2023. As the time extension granted is going to end, M/s. Johnson Private Ltd. has requested for extension of time of completion up to 30-06-2024.

The committee discussed the matter and recommended the proposal for extension of the time of completion for the works of SITC of 6 Nos. of lifts for Mega Hostel- I till 30-06-2024.

2023:02:16 Reporting the progress of ongoing works entrusted to CPWD by CPWD officials.

The Executive Engineer, CPWD reported the status of the four works currently being executed by CPWD in the campus. They are: (i) Construction of Compound wall for a 700 metre stretch by the side of the main road separating the residential and academic areas (ii) Construction of the 5 lakh litre sump near the filter house (iii) Construction of the 5 lakh litre capacity overhead water tank near the Institute Guest House, and (iv) Construction of the drawing hall over the ECLC building in the East Campus. The EE, CPWD informed that the works (i), (ii) and (iii) are progressing well and for (iv), the Civil part of the work is completed but the Electrical work is yet to be completed. Chairman BWC requested the CPWD officials to expedite the works and hand them over to the Institute at the earliest.

2023:02:1 Any other items with permission of the chair

No other items were taken up for discussion other than the ones listed.

The meeting concluded at 5.00 pm

Prof. Prasad Krishna Director, NIT Calicut	
Cdr (Dr.) Shamasundara M S Registrar & Secretary BWC, NIT Calicut	
Dr. Priya Chandran, Dean (P&D), NIT Calicut	
Dr. Chithra.K Associate Professor (DAP), NITC, Nominee of BoG, NIT	
Shri. Indrajit Kuri Under Secretary, MoE, GoI (via Online)	Online
Shri. Anil Kumar Director (Finance), Department of Higher Education, MoE, GoI (via Online)	
Smt. Shaji Sudhakaran Deputy Chief Engineer, Electrical Circle Kozhikode (via Online)	
Dr. Sajith A S Superintending Engineer(i/c) and Professor (CED), NIT Calicut (Invitee)	