NATIONAL INSTITUTE OF TECHNOLOGY CALICUT

BUILDINGS AND WORKS COMMITTEE MEETING 2024:02

MINUTES OF THE BUILDING WORKS COMMITTEE MEETING HELD IN THE BOARD ROOM, ADMIN BLOCK A, NITC ON 24.05.2024, 03:30 PM

Members Present: -

1.	**Prof. Prasad Krishna**	:	**Director, NITC & Chairman, BWC.**
2.	**Mr. Gejo C V,**	:	**JR (F&A) & Registrar (I/C), NITC.**
3.	**Prof. Priya Chandran**	:	**Dean (P&D), NITC (Via Online.)**
4.	**Shri. Anil Kumar**	:	**Director (Finance) Department of Higher Education, MOE, GoI (Via Online)**
5.	**Smt. Veena Dunga**	:	**Deputy Secretary, NITs/SPA, MOE,GoI (Via Online)**
6.	**Dr. George K Varghese**	:	**Associate Professor, CED, NITC, Nominee of BoG.**
7.	**Sreenesh S**	:	**Superintending Engineer, EU - NITC, (invitee)**

Section 2: Procedural Items

2024:02:01 Confirmation of the minutes of the BWC meeting held on 15-12-2023

The minutes of the BWC meeting held on December 15, 2023, were placed for confirmation. The committee approved the minutes of the BWC meeting held on 15.12.2023.

2024:02:02 Implementation of decisions of BWC 2023:03.

The status of implementation of the decision of BWC 2023:03 was presented in the meeting. There were no specific comments from the committee.

Dean (P&D), informed BWC that, due to the urgency and in view of the time constraints, for BWC 2024:01 the detailed notes were circulated among the members by email on 09/05/2024. The members of BWC were requested to send their comments on or before 11:00 AM on 13/05/2024, so as to send the recommendations to the FC and BoG scheduled for 15/05/2024.

This was once again communicated to all members on 10/05/2024 by email. No comments were received for the agenda circulated till 11:00 AM on 13/05/2024. This was also confirmed with all the members on 14/05/2024 and the members available at the institute intimated the acceptance of proposals.

However, via email on 14/05/2024, the NITs Division of MoE expressed the desire to conduct a regular meeting for the discussion of the agenda items, and hence, along with those agenda items (of BWC:2024:01) a few more agenda items were placed for BWC: 2024:02.

Section 2: Items for Consideration and Approval

BWC 2024:02:03(a): Consideration of the proposal for availing HEFA loan for Building Students Activity and Sports Centre in place of IRG funding

The proposal for a Building for Students Activity and Sports Centre was presented in the BWC meeting held in June 2023 (Item 2023:02:14). The committee discussed the matter and recommended calling Expression of Interest (EoI) for execution of the project. It was also recommended to meet the expenses of the project of Rs. 42.80 Cr. from the IRG of the institute. FC in its 57th meeting held on 03-07-2023 also recommended the proposal to the BoG. The 65th BoG approved the proposal of Rs. 42.80Cr. (from IRG) for the proposed work.

Considering the significant financial commitment required, it is now proposed to explore funding the project through HEFA loan. Hence, approval is requested for funding the project through HEFA loan and accordingly, the execution of the project by inviting expression of interest as proposed earlier.

The BWC deliberated over the revised proposal for availing the funding through HEFA loan in detail. The committee recommended approval for availing HEFA loan for an amount of Rs. 42.80 Cr, and execution of the project by inviting EOI.

BWC 2024:02:03(b): Consideration of proposal for Construction of Central Research Facility and Research Park through HEFA loan.

To facilitate and encourage research & development activities, a proposal for a Central Research Facility and Research Park is proposed. This proposed facility aims to provide cutting-edge R&D, technology business incubation and corporate training facilities to the academic community as well as to the industry. It is also expected that such facilities will boost the institute's IRG as well as help to improve its reputation & relationship with industries.

To cater to the future needs aligned with the above mentioned facts, a proposal for a Central Research Facility to house high end sophisticated instruments, a centre for spectral measurements, molecular and crystal structure determination and material characteristics, exclusive research labs, tinkering lab, fabrication facility, research library etc. and a Research Park to house Technology Business Incubator (TBI), Corporate Research Centers and Corporate Training Facility are submitted for kind consideration and approval.

The Department of Architecture prepared the conceptual design and approximate estimate for a Central Research Facility and Research Park as under:-.

Building	Floor	Area (sqm)
Central Research Facility (6534 sqm to be built in Phase 1)	Ground Floor	3267
	First Floor	3267
	Second Floor (Future expansion only)	3267
Research Park (17394 sqm)	Ground Floor	3406
	First Floor	3374
	Second Floor	3538
	Third Floor	3538
	Fourth Floor	3538

The approximate estimate for these projects put together is Rs. 120 Cr. (for the civil works) based on CPWD PAR 2023 rates.

A request for the approval of the proposal as well as the approval for availing funding for the project through HEFA loan and calling an expression of interest for the project is placed before the Committee for kind consideration.

The BWC deliberated over the proposal for availing of funds through HEFA loan in detail. The committee opined that both buildings shall be taken up simultaneously, so as to get the benefits of the both. The committee finally recommended approval for availing the HEFA loan for an amount of Rs. 120.00 Cr, and the execution of the project by inviting EOI.

BWC 2024:02:03(c) : Consideration of proposal for the construction of staff and faculty apartments availing HEFA loan.

As a part of the policy decisions, the intake of the institute is increasing day by day and in line with the same, there is a need for accommodation facilities to both students and staff & faculty. The proposals & ongoing projects of hostels for students address the issue in one perspective. But for the staff and faculty, now there is a considerable shortage of accommodation facilities, and this issue is to be attended to. Furthermore, many of the existing accommodations are very old and need extensive & continuous huge repair works, which are forcing us to demolish such units. Hence a proposal for an alternative accommodation is in top priority and submitting for consideration.

Since the Institute lacks sufficient land to build additional infrastructure for both academic and residential purposes, 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.

To cater to the residential requirements of the newly recruited staff and faculty of the institute, it is proposed to construct a 16-storey twin-tower residential apartment complex consisting of 200-220 dwelling units of carpet area 800-1100 sq.ft at an estimated cost of Rs. 90 Cr. The estimate was prepared based on the CPWD PAR 2023 rates.

Approval may be given for the proposal and to avail the funds for the project through HEFA loan and calling expression of interest for the execution of the project.

The BWC deliberated over the proposal and availing loan through HEFA in detail. The committee ensured through the discussions that the apartments would benefit both the teaching & non-teaching staff of various categories. The carpet area etc are as per GOI guidelines for various categories of employees. The committee finally recommended approval for the proposal and the suggestion of availing the HEFA

loan for the project (an amount of Rs. 90.00 Cr) and the execution of the project by inviting EOI.

BWC 2024:02:03(d): Consideration of proposal for change in estimate for the construction of Football stadium and athletic track in the 12th mile ground through HEFA loan.

The proposal for a Football stadium and athletic track in the 12th mile ground was presented in the BWC meeting held in June 2023 (Item 2023:02:14). The committee discussed the matter and recommended the proposal of calling Expression of Interest (EoI) for the execution of the project. It was also recommended to meet the expenses of the project of Rs. 5.75 Cr. from OH-35. FC in its 57th meeting held on 03-07-2023 recommended the proposal to the BoG. The 65th BoG also approved the proposal.

The detailed estimate for the above work was prepared considering the construction of a 400m 8 lane track, which includes the preparation of subbase, synthetic layer, providing fencing, supplying of sports equipment and internal drain systems, construction of eleven's natural turf, sump tank, borewell and drain. It also includes provisions for sprinkler systems, electrical works and providing 10 HP pumps and accessories.

While preparing the detailed estimate incorporating the latest construction standards, it was observed that some of the provisions, like construction of synthetic tracks, sub base, etc. conforming to the latest methodology and standards, has undergone cost escalation from the earlier proposal. Incorporating all such modifications and additional utilities, the estimated cost has changed from the earlier value of 5.75 crores to 8.39 crores. As major items are specialised items, the escalation and new rates are considerably higher compared to the earlier rates.

Approval may be accorded for the revised detailed estimate prepared based on DSR 2018 at a cost index of 36.44% for Calicut using PRICE1 software amounting to 8.39 Cr.

The BWC deliberated over the proposal regarding the rate revision. It was concluded that, as the earlier BOG had approved the project in OH-35, and considering the value of the project at Rs.8.39 Cr., the project is approved through OH-35 with the revised estimate and executed by inviting EoI. Committee suggested to ensure that estimate is as per the latest DSR 2023

BWC 2024:02:03(e): Proposal for construction of multi-purpose hall in front of ABC Lecture Hall Complex

Presently, the admission process, including counselling for UG, PG and PhD programmes are conducted on campus by providing temporary pandals resulting in a considerable amount of expenditure every year. By providing a multi-purpose hall in front of ABC, will help to improve facilities for the admission process and reduce yearly expenditures.

Further, the ABC Lecture Hall Complex is a venue for various institute activities such as recruitments, lectures, workshops, conferences, and other events like convocation. By providing a multi-purpose hall in front of ABC lecture complex, we will also have advantage to such activities.
The proposed multipurpose hall will also provide an aesthetically pleasing appearance to the main entrance of the campus.

The proposed structure will be a tensile fabric membrane canopy. The surface area of the structure will be 1250 sqm. The approximate cost of construction is 4 Cr. This includes design and erection of the structure, and provision for other associated MEP and finishing works. The project is proposed to utilise the IRG fund of the Institute.

The BWC had a detailed discussion on the proposal. The committee accepted the proposal and the estimate. It was concluded that the expenditure proposed to the tune of Rs. 4.00 crores will be met from the IRG funding and the project will be executed by inviting EoI as suggested.

BWC 2024:02:04 : Consideration of proposal for construction of additional block for the Institute Guest House

The Guest House building of the campus is constructed to facilitate the accommodations for Institute guests visiting the campus and external experts invited for various interviews and other events. The present building is provided with twenty bath-attached bedrooms with a waiting lounge, Conference hall, common dining block, kitchen, etc. The entire building has two floors with a total plinth area of 1544.54m^2.

The institute regularly conducts various programmes, and academic activities, including seminars/interviews, etc and hosts VIPs and institute guests most of the time. The guest house is in high demand, which cannot be accommodated with the current number of rooms. Therefore, the guest house facilities are to be upgraded to befitting standards on an urgent basis.

As a first step, the ground floor except the common toilet was renovated based on an estimate amounting to Rs 42.60 lakhs approved in the BWC meeting 2022:01. Later, the complete renovation of the first floor of the guest house for providing

adequate facilities amounting to Rs 57.01 lakhs was approved by BWC 2022:03. The work was tendered on 05/04/2024 and the bids are currently under technical evaluation.

To provide an additional 10-12 (ten to twelve) rooms to cater to the institute's needs, it is now proposed to construct an additional block adjacent to the existing guest house at an estimated cost of 2.10 Cr. The estimate is prepared based on CPWD PAR 2023 rates.

The BWC had a detailed discussion on the proposal. The committee noted that the present guest facilities are to be improved and accepted the proposal and the estimate, with funding through OH-35

BWC 2024:02:05: Consideration of the proposal for refurbishment of Aryabhata Hall (Interiors and acoustical works and replacement of roofing)

Aryabhatta Hall is used for all important functions and events in the Institute. It is provided with a moulded wooden chair and foldable tables. The side walls are not provided with any panelling, and this causes acoustic problems. Windows, which are made of aluminium with glazed sliding panes, also add to the acoustical problems. The roofing sheet is of asbestos cement sheets and needs replacement. False ceilings currently provided are of gypsum sheets and are damaged in many places due to water leaking from the holes in the roof sheets. Hence, it is proposed to refurbish this hall to address the present problems and make it suitable for important functions.

The proposed works are providing acoustic panels on the side walls and stage, vitrified tile flooring; replacement of gypsum false ceiling with perforated GI metal ceiling and GI trafford roofing sheets. An estimate amounting Rs. 1.06 Cr. was prepared based on the DSR 2021 rate for the same.

The BWC deliberated over the proposal in detail. The committee recommended approval for the proposal and an amount of Rs. 1.06 Crs, with funding through OH-35 .

Section :03 - Items for Reporting

BWC 2024:02:06 Various road expansion projects by State government of Kerala in and around NITC and resulting surrender/reclamation of NITC land

The campus of the National Institute of Technology Calicut (NITC), spanning approximately 300 acres, accommodates various public transport means, primarily roads, owing to the terrain and inhabitation patterns. However, the presence of these roads has often posed challenges to campus development activities and caused certain

areas to become isolated. Street vendors frequently occupy the roadside, necessitating their evacuation by NITC in collaboration with government authorities.

Efforts to unify the campus have been ongoing for some time. In 1993, the Government of Kerala issued an order in principle to divert the main road from the 12th mile junction to Kattangal Junction, a segment of the Kozhikode – Mukkam Road, to the north boundary of the campus. However, this proposed diversion has yet to materialise due to various issues, including funding constraints, lack of government approval, and local concerns. Despite these challenges, NITC has consistently advocated for the implementation of this plan through sustained efforts and follow-ups.

Recent correspondences and meetings with local stakeholders, including the MLA and government officials, have resulted in certain conclusions and commitments. NITC has reiterated its request for the handover of the designated road portion as per the government order. Currently, three major road projects near the campus are either under execution or planning stages by the Government of Kerala, namely:

1. Mavoor – NIT – Koduvally Road
2. REC – Malayamma – Koodathai Road
3. NIT – Vengerimadom - Chettikadavu Road

The first two projects are progressing rapidly, with land acquisition nearly completed as per prior agreements. The construction of these roads will significantly alter traffic patterns, potentially reducing the significance of the existing major road that divides the academic and residential campuses. Consequently, the long-standing demand for the handover of this road to NITC will likely be realised, resulting in numerous benefits for the institute.

As part of the first project, approximately 200 sqm of land behind the F hostel to the Architecture Block will have to be surrendered to the government. The details of it are yet to be received from the authorities.

As part of the second project, the compound walls in front of the SBI and Post Office need to be relocated by a maximum of 3-5 feet inwards. Extent of the land to be surrendered will be less than 80-120 sqm.

The third road project proposes an alternate access route to Chathamangalam/12th mile area from Calicut City, aiming to improve access to the institute's facilities. Discussions during a recent meeting initiated by the local MLA highlighted the need for expediting infrastructure development and proposed the partial surrender of institute land to facilitate road construction.

Around 648 sqm of land will need to be surrendered along the 12th mile sports arena ground. To compensate the Institute for the land loss, the MLA has put forward a

proposal to realign the existing public road (Palakutty road) which is currently bifurcating the southern part of campus to the residential campus and Spring Valley School. The existing Palakutty road has an area of 3618 sqm. For a realigned road along the boundary of the campus, the institute will have to surrender land with an area of 2790 sqm. The Institute will gain land covering 828 sqm (~20 cents). Combining this proposal by MLA and the land surrender of 648 sqm for the NIT – Vengerimadom - Chettikadavu road project, the campus stands to gain an area of 180 sqm. Moreover, the major benefit of this proposal is that the 12th mile sports arena and Spring Valley school can be directly accessed from the residential campus. The campus area will be contiguous and the unauthorised entry of public can be curtailed.

The BWC deliberated over the proposal in detail. The committee recommended the proposal for approval by the BoG .

2024:02:05 Reporting the progress of ongoing works entrusted to CPWD by CPWD officials

CPWD officials presented the progress of the project.

It was informed that the Academic Block project is progressing in a desirable manner, and even though there was an initial delay, it is expected to complete the project by March 2025.

It was informed that the New Ladies Hostel Project is tendered and tender processes are in progress. The other minor works of O/H tank and U/G sump are completed and the road works has started with the deployment of contractors at site.

The Chairman BWC, instructed the CPWD officials to ensure that completion of the construction of New Academic Block (G+6), shall be achieved by December 2024 as per the original schedule and MoU executed with CPWD.

2024:02:06 Any other items with permission of the chair.

No items were discussed and meeting came to a close by 5:00 pm

20/6/24

Registrar and Member Secretary
Building and Works Committee, NIT Calicut