



**MINUTES OF THE MEETING OF THE BUILDING AND WORKS COMMITTEE
(2025:03) MEETING HELD ON 27.01.2026 AT 03:30 PM THROUGH HYBRID
MODE HOSTED IN THE SARASWATI (BOARD ROOM),
PRAJNA BHAVAN (ADMINISTRATIVE BLOCK A), NIT CALICUT**

Members Present

1.	Prof. Prasad Krishna Director, NIT Calicut	Chairperson, BWC
2.	Prof. Sunil Jacob John Registrar-In-Charge	Member Secretary
3.	Prof. A. Shaija Dean (P&D), NIT Calicut	Member
4.	Smt. R Mythili Director (Budget), MoE (Through Video conference)	Representing the IFD, MoE
5.	Shri Narayan Singh Bisht Deputy Secretary (IFD), MoE (Through Video conference)	Representing the IFD, MoE
6.	Mr. Heera Lal DS (NITs-I), MoE (Through Video conference)	Representing the TE, MoE
7.	Mr. Sreenesh.S Superintending Engineer, NIT Calicut	Invitee

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

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

Section 1 (Procedural Items)

BWC 2025:03:01	Confirmation of the minutes of the BWC 2025:02 meeting.
	The minutes of the BWC 2025:02 meeting held on 02.12.2025 was placed for confirmation.
Decision	<i>The BWC approved the minutes of the meeting 2025:02 held on 02.12.2025.</i>
BWC 2025:03:02	Implementation of decisions of BWC 2025:02.
	The status of Implementation of the decisions of BWC 2025:02 meeting held on 02.12.2025 were placed for review.
Decision	<i>The status of implementation of the decisions of the BWC 2025:02 meeting was presented. There were no specific comments from BWC.</i>

Section 2 (Items for Consideration and Approval)

BWC 2025:03:03	Proposal for “Renovation of Pragati Bhavan – Three Floors (Administrative Block B) at NIT Calicut”. (Estimate amount: Rs. 450 Lakhs)
	Pragati Bhavan was constructed in 1999. The G+2 building, with an approximate built-up area of 17,800 sq. ft., has served as a primary administrative hub for over two decades. As a part of the routine maintenance works, the Engineering Unit (EU) proposed a partial renovation, considering the building's emergency needs. Subsequently, a meeting, chaired by the Director, got a proposal from the Department of Architecture and Planning (DAP) to revamp the G+2 floors into a modern State-of-the-Art office to accommodate the complete Academic Section in one building comprising of the Office of Dean (Academic), Associate Deans, UG/PG Admissions to improvise the work flow and student's convenience. Consequently, it was directed that the complete renovation is to be taken up as per the proposal from DAP. The proposed works include significant civil modifications, such as the demolition of selected internal walls to realign the floor plans according to new functional requirements. The existing mosaic flooring, dating back to the original construction, is slated for replacement with modern tiled flooring throughout the building. The interior scope includes wall panels and specialized acoustic treatments for conference rooms. To ensure a flexible and efficient work environment, the plan includes the installation of temporary and

	modular partitions. The proposal also includes the complete renovation of toilet blocks, including plumbing, and a complete overhaul of the electrical, HVAC, and networking systems and necessary firefighting systems. By integrating all allied works into a single composite project, the Institute aims to maintain technical consistency across the entire facility. To meet the requirements outlined above, the EU has conducted a local survey for the budgetary offers. The reputed and cooperative sector consultant & contractors – M/s. ULCCS – a recognized Kerala Government-approved agency (for externally funded projects), well-versed with such projects, was contacted, and a budgetary offer was provided after making a building/site survey, @ Rs.2500 per sq. ft., totalling the estimated amount to Rs. 450 Lakhs. On approval of the proposal, an EOI will be initiated in QCBS mode, and an agency will be finalized. The committee may consider the proposal for approval through OH31.
Decision	<i>The BWC deliberated the proposal and noted that the estimate is based on a market survey of square footage area rates. The BWC, in principle, agreed with the proposal and approved it. At the same time, to obtain approval for the expenditure amount, it was suggested that the amount be justified in line with the latest DSR 2025/DPAR rates.</i> <i>The proposal may be treated as approved under OH31 with an estimate of Rs 450 lakhs @ Rs 2500 per sq ft., to be taken up through an Expression of Interest (EOI) process followed by selection under the QCBS mode and forwarded to FC and BoG for kind consideration and approval.</i> <i>(The estimate as per the latest DSR 2025 rates is Rs 2889 per sq. ft (Rs 31095 per sq. meter as shown in the estimate) which is being shared along with the MoM circulation to all the members.)</i>

BWC 2025:03:04	Proposal for “Renovation of the Main Building at NIT Calicut”. (Estimate amount: Rs. 212 Lakhs)
	The Main Building (MB) of NIT Calicut is one of the oldest structures on the campus, constructed in 1962. With a total area of 5,938.29 sqm, it is one of the Institute's largest buildings. Over the years, necessary maintenance has been carried out to preserve the structure, including the replacement of the top-floor roof, the renovation of toilet blocks, and various retrofitting works under the guidance of the Department of Civil Engineering. The existing facade, which is characterized by RCC sunshades and vertical fins, has been identified as one of the most damaged parts of the building and requires immediate replacement. Due to the mentioned damage, the building's elevation appears very shabby and needs a facelift. This repair will improve not only aesthetics but also structural stability. As a result, a plan has been developed to completely redesign the building's facade to make it safer and more visually appealing. The Department of Architecture and Planning (DAP) has prepared a conceptual design for the new facade. The scope of work includes demolition of the existing damaged façade (RCC sunshades/fins), construction of a new facade using RCC and Aluminium Composite Panel (ACP) sheets on structural steel supports, laterite stone cladding at certain areas, additional roof projection of 2 meters throughout the building using pre-coated GI profile sheets, and installation of multi-color RGBW LED wash lights with DMX-RDM control for dynamic facade lighting. Incorporating all the proposals under the guidance of the Architecture team and structural experts from the Institute, a conceptual proposal was prepared so that the present elevation will undergo little change so as to reflect the legacy and history of the Institute, without compromising the safety, aesthetics and sentimental value of the building for the alumni and staff associated with the Institute to date. The total estimated cost for the project is Rs. 2,11,92,100/-, as per the detailed estimate based on DSR rates, and is proposed under OH-31. On approval of the proposal, an EOI will be initiated in QCBS mode, and an agency will be finalized. The committee may consider the proposal for approval.
Decision	<i>The BWC conducted a detailed review of the proposal and noted that, given the age of the building and the current requirements outlined in the presentation, the proposal is justified, and that the estimates prepared are based on the latest DSR 2025 rates.</i>

	<i>After detailed deliberations, the BWC approved the proposal for “Renovation of Main Building at NIT Calicut” amounting to Rs. 212 lakhs under the maintenance head (OH–31) as per the latest DSR 2025 rates, by inviting an Expression of Interest (EOI) and execution through the QCBS mode.</i> <i>The BWC recommended the proposal to FC and BoG for further consideration and approval.</i>
BWC 2025:03:05	Proposal for “Design & Construction of a Children’s Park, Meditation Labyrinth, Open Gym, and OAT at NIT Calicut” (Estimate amount: Rs. 225 Lakhs).
	To create a dynamic community space that places a strong emphasis on the holistic well-being of the entire NIT Calicut fraternity, the “Design and Construction of a Children's Park, Meditation Labyrinth, Open Gym, and Open-Air Theatre (OAT) at NIT Calicut” is proposed. This tranquil sanctuary is designed to be a haven for introspection and stress reduction, providing a much-needed escape for students, faculty and staff. Here, the meditation labyrinth serves as a powerful tool for mindfulness, guiding individuals on a quiet, winding path to mental clarity, while the adjacent gazebo offers a serene spot for quiet reflection. This focus on emotional and mental health underscores our commitment to creating a campus environment where everyone can find balance. While the meditation space is the project's anchor, the supporting elements complete a vision for a well-rounded community. The children's park will be a vibrant playground for the physical and social development of families on campus. Simultaneously, OAT will serve as the hub of campus cultural life, providing a platform for events and fostering a sense of shared community. Together, these three spaces form a cohesive ecosystem that nurtures the mind, body, and social connections of the entire NIT Calicut fraternity. Based on the conceptual drawings prepared by the Department of Architecture & Planning, the Engineering Unit prepared an estimate of Rs. 2,24,41,983/-, as per the latest DSR 2025 rates, which included all civil works and electrical works, and received in-principle approval from the Director. The proposed park will be near the E-Cube Resource Center (Central Library) area, so that inmates from the residential campus, as well as guests staying at the guest house, can enjoy the park's amenities. The committee may please consider and approve the EOI invitation and execution through QCBS mode with an estimated total cost of Rs. 2,24,41,983/-, under OH-35.

	Submitted for the consideration of the committee.
Decision	<i>The BWC, after detailed deliberation on the proposal, noted that it is highly beneficial to the inmates of the residential areas, invited guests, and the Institute as a whole. It was also noted that the expenditure estimates of Rs. 225 lakhs are in line with the latest CPWD DSR 2025 rates.</i> <i>The Committee also commented that the award of the works shall be through EOI, as specified in GFR for execution, considering the project's value and other guidelines.</i> <i>The BWC accepted the proposal for the estimated amount at Rs. 225 lakhs as per the latest DSR 2025 rates under OH-35, to be taken up by inviting Expression of Interest (EOI) through the QCBS mode and recommended the same to the BoG and FC for consideration and approval.</i>
BWC 2025:03:06	Proposal for “Construction of an additional viewing gallery of 5000 capacity and provision of floodlight for the football stadium and athletic track under construction at the 12th mile ground in NIT Calicut”. (Estimate amount: Rs. 1086 Lakhs)
	The proposal for a football stadium and athletic track in the 12th mile ground was approved vide BWC decision 2024:02:03(d) at an expense of Rs.8.39 crores from OH-35, and accordingly, EOI were invited for the construction of a 400-metre 8-lane synthetic track with eleven-a-side football natural turf, including the required sprinkler system, electrical/plumbing works, firefighting provisions, peripheral road and other ancillary works. After due process, a ‘Letter of Acceptance’ was issued to M/s Great Sports Tech Limited for executing the work at an amount of Rs. 8,90,18,465/-. The agency has since then started construction activities at site, such as earthwork, construction of internal drainage, east side gallery, utility building, procurement of PU, sub-grade levelling, etc. The East Side Gallery currently under construction is designed for 1000 spectators. During a review meeting, the Director directed the initiation of a proposal for constructing spectator galleries on the other three sides as the next phase of the project. It was also directed to provide floodlights for the football ground for better use at night. The infrastructure aims to support the Institute's growing sports culture and accommodate large-scale athletic events. The gallery shall be an RCC-framed structure with tiered seating, and the space beneath the gallery can be utilized for changing rooms, restrooms, sports

	equipment storage, first- aid/medical rooms, etc. The total plinth area considered is 2080 sqm. The three galleries together shall have a capacity of 5770 spectators. This proposal considers the anticipated future students' strength and needs. Furthermore, occasionally this facility could be shared with other state-level or national-level events, generating additional income for its maintenance and IRG. The floodlight arrangement is proposed to provide an illumination level of 500 lux, which is the standard for national-level matches. A budgetary quote for providing the galleries and floodlights has been received from the contractor for the ongoing project, and if permitted, can be taken up through the same agency so that a perfect completion can be ensured), which comes to Rs.8,57,75,228/- for the additional gallery and Rs.2,27,88,679/- for the floodlights. Or the committee may please approve for the execution of the above works at a total estimated cost of Rs. 10,85,63,907/- by inviting EOI and execution through QCBS mode utilizing OH-35 funds.
Decision	<i>The BWC held detailed deliberations on the proposal and noted that it can contribute to the newly constructed football ground and synthetic track and that the estimate prepared was as per the latest CPWD DSR 2025 rates.</i> <i>The Committee opined that the proposal can be accepted but did not recommend execution by the same contractor in a direct mode as a continuation of the present contract. Instead, opt for the tendering mode where the BoQ shall be justified and approved by the Director, in accordance with the latest DSR 2025 rates/items and the GFR, and in accordance with other relevant procedures, at the time of awarding the works.</i> <i>The BWC approved the proposal and the expenditure of Rs. 1086 lakhs under OH 35 as per the latest DSR 2025 rates and recommended to BOG/FC for consideration and approval.</i>
BWC 2025:03:07	To consider and approve of the additional funds for the construction of the “New Academic Block (G+6)” to the tune of Rs. 7.36 Crores – the project is being executed by CPWD.
	The BWC conducted a detailed review of the proposal submitted by CPWD seeking additional funding of Rs. 736 lakhs (revised total cost of Rs. 49.55 Crores) towards the construction of the New Academic Block (G+6) at NIT Calicut. For this purpose, CPWD officials, including the Superintending Engineer (SE) and Executive Engineers (EEs), were called before the BWC to explain the reasons for the cost

	escalation and the present state of affairs. The BWC, after hearing CPWD officials at length, expressed strong displeasure and serious concern about the way the project has been estimated, designed, and managed by CPWD. Note: After the BWC meeting, the Executive Engineer, CPWD Calicut, submitted a written explanation vide letter No. 23(152)/EECLT/2026/49 dated 03.02.2026, addressed to the Superintending Engineer, NIT Calicut, furnishing the report on expenditure of the New Academic Block. The contents of this letter corroborate the concerns raised by the BWC. The BWC noted that the entire project, from detailed estimation, structural design, tendering, to execution, has been under the sole professional responsibility of CPWD as per the MoU executed between NITC and CPWD. The Administrative Sanction (AS) was accorded by the competent authority vide order No. NITC/Engg/Academic Block (G+6)/2020-21/519A/195 dated 24.03.2022 for Rs. 3720.25 Lakhs (Rs. 37.2026 Crores). The work was awarded to the lowest bidder for a tendered amount of Rs. 2494.12 Lakhs (Civil: Rs. 2138.09 Lakhs + Electrical: Rs. 435.03 Lakhs), with a Probable Amount of Contract (PAC) of Rs. 30,47,55,741/-. The project was tendered on a percentage rate basis by CPWD, and all quantities, estimates, item descriptions, architectural drawings, and structural designs in the BoQ were prepared exclusively by CPWD. The client institution, NITC, had no role whatsoever in the estimation, design, tendering, or execution of the works. Based on the oral submissions made by CPWD officials (SE/EEs) during the meeting and the contents of their subsequent letter dated 03.02.2026, the following findings with serious concern may please be recorded: (a) Grossly Deficient Site Investigation and Soil Assessment: CPWD's detailed estimate assumed hard soil strata at a depth of 2.00 m with isolated footings and assumed sizes and thickness of structural members "as per standard practice." However, during execution, it was observed that the location was filled with loose soil, and the hard strata were found at depths ranging from 1.80 m to 4.40 m, necessitating a raft footing as per the revised structural designs. Due to the soil being filled up, the dimensions of structural members assumed in the detailed estimate increased considerably. Further, due to the deep foundation excavation, a retaining wall was constructed all around the building, a grade slab was provided to prevent differential settlement of the flooring, and around 20% of the
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	cellar floor area was also constructed. In some areas, a retaining wall was also required for the development works (on the left side of the building) to address the level difference. These provisions were not envisaged in the original agreement and resulted in major deviations in the quantities of foundation items. It is inconceivable that a professional engineering agency of CPWD's stature is proceeding with envisaging such contingency provisions which shall be within the accepted limits of engineering practice, and here it seems it is beyond the limits, for which the explanation of CPWD is inadequate. (b) Thumb-Rule Based Estimation, an Alarming Admission: CPWD officials, including the SE/EEs, when questioned by the BWC during the meeting, admitted that the BoQ quantities at the tendering stage were prepared based on "thumb rules," which they stated is a "general practice." This is deeply unsatisfactory and unacceptable. Preparing estimates for a multi-crore institutional building project of this magnitude based on thumb rules – rather than on proper site investigations, detailed structural analysis, and rigorous engineering calculations – constitutes a serious professional lapse. Further, CPWD's own letter dated 03.02.2026 states that <i>"CPWD Preliminary Estimate shall only be seen as reference for expenditure and agreement amount shall never be seen as reference as some mandatory extra, deviation items generally occur during execution, and also agreement amount does not include escalation, contingencies, ESI, EPF."</i> It may be noted with grave concern that this admission effectively means CPWD's own estimates are, by their own characterisation, unreliable by design, and the client institution is expected to absorb the financial consequences of these inherent inaccuracies without any questions. (c) Failure to Communicate Savings Position and Financial Misrepresentation: Additional works to the tune of Rs. 11,72,14,453/- (Rs. 11.72 Crores) were approved earlier (BWC 2025:01:06) on the understanding that these would be accommodated within the anticipated savings between the AS amount (Rs. 37.20 Crores) and the tendered PAC amount (Rs. 30.47 Crores). CPWD's subsequent letters: letter No. 23(152)/CCD/2025/2463(Hi) dated 08.12.2025 from the EE (Civil), Calicut Central Division, CPWD, and letter No. 23(82)/CLT-ED/2025/819(Hi) dated 19.11.2025 from the EE (Electrical), Calicut Electrical Division, CPWD (received on 01.12.2025), now reveal that the initially approved AS amount will be completely utilised for the original scope itself, even though the tendered amount is less than the approved AS amount. The anticipated savings on which the additional
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works were approved do not exist. It is further recorded that during the approval process for such additional works, the team did not consider additional funds due to differences in anticipated savings between the approved and awarded amounts. CPWD's failure to accurately predict project costs and to communicate this critical financial position in a timely manner, particularly before approval of the additional works, has placed the NITC in an extremely difficult financial position and constitutes a serious breach of professional responsibility.

(d) Massive Deviations and Extra Items: All the sanctioned Deviation Statements are related to foundation works and structural items only. CPWD has reported three Deviation Statements and eight Extra Item Statements, the details of which are as follows:

Deviation Statements:

Sl. No.	Description	Amount (Rs.)	Status
I	Cutting of trees	1,55,517/-	Sanctioned
II	Earth work excavation, centering & shuttering of walls, suspended floors, roofs, extra cement as per design mix	28,52,904/-	Sanctioned
III	PCC, centering & shuttering of foundation, beams, columns, chajjas, steel reinforcement, RCC M-30 grade concrete	10,03,61,758/-	Sanctioned

Extra Item Statements:

Sl. No	Description	Amount (Rs.)	Status
I	Cutting of trees	94,506/-	Sanctioned
II	Cutting of trees	94,506/-	Sanctioned
III	Not specified in detail	43,24,975/-	Under Scrutiny
IV	Filling of expansion joint	5,23,173/-	Sanctioned
V	Fibre glass mesh, tactile tiles and dash fasteners	15,20,717/-	Sanctioned
VI	Centring & shuttering of small lintels, PVC bends	1,35,970/-	Sanctioned

	VII	Aluminium window locking arrangement	79,143/-	Sanctioned
	VIII	Steel work, holding down bolts for trusses, damp proof exterior paint, forming grooves of plaster	45,36,426	Under Scrutiny.

It is to be noted that the original scope's work order value has increased from Rs. 24.9411 Crores to Rs. 37.83 Crores (Civil Rs. 33.71 Crores + Electrical Rs. 4.12 Crores) – an increase of over 50% in the original scope itself. The sheer volume and magnitude of deviations and extra items point to a fundamentally flawed estimation or tendering process by CPWD.

(e) Inexcusable Omission of Fire Staircase and Fire Safety Provisions, A Grave Professional Failure:

The committee takes an extremely serious and critical view of CPWD's admission in their letter dated 03.02.2026, that:

*"The additional staircase is required to be constructed up to the terrace as per the fire norms. The drawings in this connection have already been issued by the Architect and shown to the fire Authorities. They have agreed formally and are directed to submit officially. These drawings are submitted to the NIT authorities for official signature. **The projected Civil cost of Rs. 33.72 Crores does not include additional fire staircase & fire NOC works, or contingencies.** The separate estimate will be submitted for the fire staircase and the fire NOC works."*

The following observations may be recorded in the strongest terms:

The provision of a fire staircase as per the norms in a G+6 building is a fundamental, mandatory, statutory, and life-safety requirement under the National Building Code of India (NBC) and applicable State and Central fire safety regulations. These statutory requirements have not changed during the period in which this project was designed, tendered, and executed. The fire safety norms mandating fire staircases for buildings of this height and occupancy classification have been in force well before the project was conceived. There is absolutely no justification, technical, procedural, or otherwise, for a fire staircase to have been omitted from the original architectural and structural drawings of a G+6 institutional building intended to house hundreds of students and faculty.

CPWD's own letter makes it clear that **the Architect has now prepared fire staircase drawings and has already shown them to the**

	fire Authorities, who have “agreed formally and directed to submit officially.” This confirms that: (i) The CPWD Architect was fully aware of the applicable fire norms, and it was omitted from the original design, drawings, BoQ, and cost estimates submitted for tendering. (ii) The fire Authorities have confirmed that the fire staircase is indeed required, proving it was always a statutory necessity, not a later addition. (iii) The fire staircase cost is not included even in the present request for Rs. 49.55 Crores, meaning the true total project cost is still not disclosed. The BWC demanded that CPWD furnish, with full documentary evidence, the following specific information regarding this omission: (i) The names and designations of the CPWD Architect(s) who pre-pared the original architectural drawings for the New Academic Block (G+6), the names and designations of the CPWD structural engineer(s) who prepared the structural drawings, and the names and designations of the CPWD electrical engineer(s) who prepared the electrical drawings and services in respect of the proposed fire staircase for the project. (ii) The names and designations of all CPWD officers, at every level of the hierarchy, who reviewed, checked, vetted, and formally approved these drawings before they were adopted for tendering and construction. (iii) A categorical explanation of how a mandatory fire staircase is required under extant statutory rules and the National Building Code that have remained unchanged was omitted from the original building design, and at whose specific responsibility this omission occurred. (iv) Whether the original architectural/building drawings were submitted to the local fire authorities for clearance/NOC prior to the commencement of construction. If they were submitted, how did the fire authorities clear drawings without a fire staircase? If they were not submitted, why was this mandatory statutory step omitted, and who is accountable? (v) The complete estimated cost of the fire staircase and all fire NOC compliance work, and a categorical confirmation that no further omissions of similar statutory/mandatory requirements remain undisclosed. (vi) A detailed report on the disciplinary, vigilance, administrative, and professional accountability action already initiated or proposed by CPWD against all officers responsible for this omis-
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sion, including but not limited to the Architect(s), structural engineer (s), electrical engineer(s), vetting officers, approving authorities, and supervisory officers concerned. The report shall clearly specify, for each officer, (a) name and designation, (b) precise role and responsibility in the preparation, checking, vetting, approval, and execution of the original design, (c) the nature of the lapse at-attributable to such officer, (d) the stage at which the omission of the mandatory fire staircase ought reasonably to have been detected and corrected, and (e) the reasons why such correction was not made.

The report shall further indicate whether CPWD proposes to initiate formal disciplinary proceedings under the applicable Conduct Rules, to conduct a technical review by higher authorities, to fix responsibility, to record adverse remarks, to withdraw technical powers, to conduct a vigilance inquiry, or any other action considered appropriate. CPWD shall also indicate the proposed timeline for completion of such proceedings and furnish a categorical assurance that responsibility will not be diffused or treated as a generic "system failure," but will be fixed upon the specific officers whose acts of omission and approval resulted in the exclusion of a mandatory life-safety provision from the design of a G+6 institutional building. The BWC considers this omission to constitute prima facie professional negligence of the gravest order, with potentially serious implications for public safety and institutional liability.

Summary:

Particulars	Amount (Crores)
Original Approved Administrative Sanction	Rs. 37.2026
Tendered PAC	Rs. 30.4755
Work Order Value (Awarded Amount)	Rs. 24.9411
Additional Scope of Works approved earlier (BWC 2025:01:06)	Rs. 11.7214
Additional Amount now sought by CPWD	Rs. 7.3531
Fire Staircase & Fire NOC Works	Not Included yet

	<i>The Institute bears no responsibility whatsoever for the estimation errors, design deficiencies, site assessment failures, the omission of mandatory statutory requirements, such as the fire staircase, or the consequent cost overruns. The entire onus and blame for the present situation rest solely with CPWD.</i>
Decision	<i>Considering the above, the BWC places on record that NITC, as the client institution, relied entirely and in good faith on CPWD's professional expertise for site investigation, estimation, architectural and structural design, tendering, and project management.</i> <i>Before approving this additional funding, CPWD is directed to furnish all the below information, together with full supporting documentary evidence, within 30 days, to a duly constituted expert committee.</i> <i>:</i> <i>1. A detailed, stage-wise explanation of what went wrong, at what stage, and who was responsible – covering site investigation (or lack thereof), soil assessment, structural design assumptions, quantity estimation (including the admitted use of “thumb rules”), architectural design (including the fire staircase omission), drawing preparation, drawing review and approval at each level, and tendering – supported by documentary evidence at each stage.</i> <i>2. Copies of the original site investigation / geotechnical / soil test reports (if any) that were relied upon at the estimation stage, along with the actual site conditions encountered during execution, with documentary proof. If no soil investigation was conducted prior to estimation, CPWD shall furnish a clear and unambiguous admission to that effect and explain why this fundamental and mandatory step was omitted for a major G+6 building project.</i> <i>3. Complete details of all three Deviation Statements (DS I: Rs. 1,55,517/-; DS II: Rs. 28,52,904/-; DS III: Rs. 10,03,61,758/-) and all eight Extra Item Statements (EIS I through VIII), with item-wise justifications, rate analyses, relevant approvals accorded at each level of the CPWD hierarchy, and the specific contractual / MoU clauses under which each deviation or extra item was sanctioned.</i> <i>4. Specific and detailed clarification on Extra Item Statements No. III (Rs. 43,24,975/-) and No. VIII (Rs. 45,36,426/-), which</i>

	are currently under scrutiny, including the full basis and necessity for these items, the reasons they were not foreseen at the tendering stage, and the status of scrutiny. 5. A comprehensive, certified expenditure statement for the entire project to date, clearly segregating expenditure under the original scope of works, deviation items, and extra items – to establish that no lapses, errors, or irregular bookings have occurred in the expenditure. 6. A detailed explanation as to why CPWD failed to accurately identify, communicate, and flag the actual financial position of the project at the appropriate time, particularly when the BWC approved additional scope of works amounting to Rs. 11.7214 Crores under BWC 2025:01:06 on the explicit understanding that the same would be accommodated substantially from the anticipated savings between the original AS amount (Rs. 37.2026 Crores) and the tendered PAC amount (Rs. 30.4755 Crores). CPWD shall explain why it did not disclose, before such approval, that the entire original AS amount itself would be required for the original scope of work, and shall identify the officer(s) responsible for this failure of communication and financial disclosure. 7. Complete details, with full documentary evidence, regarding the omission of the mandatory fire staircase and associated fire safety provisions, including: (a) the names and designations of the CPWD Architect(s), structural engineer(s), and electrical engineer(s) who prepared the original drawings and designs; (b) the names and designations of all officers who reviewed, checked, vetted, and approved such drawings at every stage prior to tendering and construction; (c) a categorical explanation of how and at whose responsibility a mandatory fire staircase, required under the National Building Code and applicable fire safety rules, came to be omitted from the original design; (d) whether the original drawings were submitted to the fire authorities prior to commencement of the work and, if so, how such drawings were cleared without a fire staircase; alternatively, if they were not submitted, why such statutory clearance was not obtained and who is accountable for the omission; (e) the complete estimated cost of the fire staircase, fire NOC works, and all other consequential fire safety compliance works, together with a categorical confirmation that no other statutory omissions remain undisclosed; and
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	<i>(f) a detailed report on the disciplinary, vigilance, administrative, and professional accountability action initiated or proposed against the Architect(s), engineers, vetting officers, approving authorities, and supervisory officers responsible for the omission, including the name and designation of each officer, the specific lapse attributable to him/her, the stage at which the omission ought to have been detected, the reasons why it was not detected, the action proposed under the applicable rules, and the timeline for completion of such proceedings.</i> <i>8. A clear, categorical, comprehensive, and final statement of the total anticipated cost required to complete the project in all respects, including the original scope, all deviation and extra items, the fire staircase, fire NOC works, contingencies, statutory compliance requirements, and any other pending, undisclosed, or yet-to-be-estimated items, so that NITC has complete and transparent visibility of its total financial commitment. CPWD shall certify that no further items, estimates, revisions, omissions, or claims remain pending or are likely to arise. No further 'separate estimates', supplementary demands, or additional financial requests shall be entertained hereafter without the prior approval of the BWC and the competent authority.</i> <i>9. Despite repeated requests CPWD has never disclosed details of payments disbursed to the contractor at different periods with documentary evidence.</i> <i>CPWD shall independently present and explain all relevant facts, documents, estimates, drawings, approvals, deviations, extra items, statutory omissions, and cost implications before the said expert committee.</i> The BWC shall reconsider the proposal of additional funding only after satisfactory critical examination of all the above information and the receipt of the supporting documentary evidences with the report submitted by the duly formed expert committee. This agenda shall thereafter be placed before the next meeting of the BWC for further consideration.
BWC 2025:03:08	Proposal for selection of an Architectural Engineering Consultant for Architectural /Structural /Mechanical /Electrical /Plumbing/ Fire Fighting design & engineering of various projects proposed at NIT Calicut, for the proposed/executing projects for a fixed tenure.

	The Institute is in the process of upgrading its Campus infrastructure to meet the growing academic, residential, and research requirements. The Institute's Master Plan and recent approvals have identified several key infrastructure projects for immediate execution. A proposal to engage a professional Architectural & Engineering (A&E) Consultant to design these projects to the modern standards of sustainability, safety, and functionality is submitted which aligns with the GFR rules and other procedures being followed for projects with an execution cost exceeding Rs. 1.00 Cr. The other option of engaging CPWD is found to be not up to the expectations, and hence, the option of a consultant is suggested. The consultant will be responsible for the comprehensive architectural, structural, mechanical, electrical, plumbing, and firefighting (ASMEPF) design and engineering services, will be required to provide end-to-end consultancy services, including but not limited to: Concept Design: Preparation of master layout, floor plans, and 3D elevations. Detailed Engineering: Structural design, electrical systems, HVAC, plumbing, drainage, and firefighting systems. Statutory Approvals: Liaison with local bodies/authorities for obtaining necessary building permits and clearances. Tender Management: Preparation of Detailed Project Reports (DPR), BoQ, technical specifications, and assistance in the selection of the construction contractor. Periodic Supervision: Site visits during execution to ensure design compliance. The proposed projects mainly include those to be funded by HEFA, namely the Student Activity and Sports Centre, the Central Research Facility and Research Park, Staff and Faculty Apartments, New Academic Block near ECLHC, and the New Boys Hostel. The complex nature of modern institutional buildings requires specialized expertise in ASMEPF integration, green building standards (GRIHA), and structural safety, which exceeds the capacity of the in-house engineering unit. Outsourcing design work to a dedicated agency ensures timely delivery of drawings and estimates, allowing the Institute to adhere to funding deadlines. The selection will be conducted through a single-stage two-cover Quality and Cost Based Selection (QCBS) with 70% technical weightage (based on experience, turnover, team capability, and presentation) and 30% financial weightage, via the Central Public Procurement Portal (CPPP), in compliance with GFR 2017. As the estimated project cost for all the HEFA projects combined is approximately ₹500 crores, the estimated consultancy fee is approximately 1.75-2% of the project cost (based on CPWD PAR 2025 rates) or a lump sum of ₹10.00 crores.

	The selected agency will be responsible for the consultant activities for the projects approved and executed during a proposed period of initial 02 years, and the rates/conditions will be the same throughout the year, and for each separate work, a separate agreement will be executed specifying the time limits and scope. The committee may approve the proposal and authorize the Director to constitute a technical evaluation committee to scrutinize bids and recommend the most suitable agency.
Decision	<i>The BWC reviewed and accepted the proposal for the consultant, which is also in line with the GFR norms, and accepted the empanelment of consultants/contractors as per the laid-down procedures.</i> <i>BWC commented that this proposal for a single consultant for all projects within a particular time frame, without specifying the project details or anticipated expenses, could result in a non-realistic offer from the parties and may lead to issues/difficulties during execution.</i> <i>For high-value specified projects, healthier competition from high-value consultants can be expected, while a general EOI/Tender may not attract such consultants, as the project quantum is not specified.</i> <i>The Committee opined that either a project-wise consultant with a specified time limit and scope may be preferred, or a consultant mentioning the specific works may be preferred and deployed.</i>
BWC 2025:03:09	Proposal for various infrastructure development initiatives along with the other agencies/forums
BWC 2025:03:09 (A)	Development of New Health Centre (Sushruta Swasthya Kendram) at NIT Calicut, Design-Finance-Build-Transfer by the Alumni forum M/s. NITCAA (NITC Alumni Association) The current Institute Health Centre requires urgent modernization and expansion to meet the growing needs of students and staff. Even though the master plan proposed a G+6 facility, immediate implementation of the full project is currently constrained due to a lack of internal funds. In response to this need, our Alumni Association has proposed developing a new Health Center on the site adjacent to the existing facility. The key benefits of this proposal are as follows: ● Initial Funding: A specific Alumni Batch has pledged a

	contribution of ₹1.5 Crore to kickstart the project. ● Construction Plan: The Alumni offer to manage the construction of the first two floors (G+1) and hand over the functional building to the Institute upon completion. ● Future Expansion: There is a commitment to mobilize further funds to complete at least three additional floors in the near future, bringing the facility closer to the original G+6 vision. ● Financial Relief: The Institute can upgrade its medical infrastructure with zero immediate capital expenditure. ● Operational Continuity: The new site is adjacent to the existing one, allowing for a seamless transition without disrupting current services. ● Phased Growth: Starting with two floors allows the Institute to address immediate healthcare needs while the remaining floors are built as funding becomes available. <u>Approval is requested to:</u> 1. Accept the donation of ₹1.5 Crore from the Alumni batches (95-99 batch & 1996-2000 batch). 2. Allot the identified land (near the existing Health center) for this specific construction. 3. Enter into an MoU with the Alumni representatives regarding the construction standards and handover process. Submitted for consideration and approval.
Decision	<i>The BWC had a detailed review of the proposal and noted that the proposal is very beneficial to the Institute and such proposals can be entertained without any financial liability to the Institute.</i> <i>BWC commented that, considering the scope of the future vertical expansions, adequate measures in the foundation works may be ensured.</i> <i>The Committee approved the proposal for the development of Health Center Facilities and enter an MoU with M/S. NITCAA, and authorize the Director to take decisions in line with the Institute policies, recommending the proposal to FC and BoG for consideration and approval.</i>
BWC 2025:03:09 (B)	Development of the existing Cricket Ground to an International Cricket Stadium along with an Indoor Stadium with the provisions of other sports facilities through the Kerala Cricket Association, KCA (state-level functionary of M/s. BCCI), through an MoU. The KCA, the sole affiliated member of the Board of Control for Cricket in India (BCCI) in the State of Kerala, has proposed to

	develop the existing cricket ground at the 12th Mile campus of NIT Calicut into a national-standard cricket facility. The proposal was facilitated by the President of the Malabar Chamber of Commerce (MCC), who is also an office bearer of the NITC Alumni Association (NITCAA). A joint meeting was held on 19.11.2025 at the MCC office, attended by officials from NITC, KCA, and MCC to discuss the technical feasibility and preliminary terms of the collaboration. The objective is to upgrade the infrastructure to meet BCCI standards, enabling the hosting of national-level matches while providing world-class facilities for Institute students. The KCA has proposed to develop the premises into a match-level cricket field. The proposed scope of work includes laying a turf cricket pitch, landscaping the outfield, and installing a sprinkler system; construction of pavilions, sight screens, camera towers, store rooms, and electrical rooms; a combination of stepped gallery and grassed mounds with a total capacity of approximately 1,000 spectators; indoor and outdoor practice nets; and installation of plumbing, water supply, and drainage systems. A draft agreement has been shared by KCA outlining the obligations of both parties. The salient features are as follows: • The agreement is proposed for a period of 33 years. • The land, buildings, and all structures (permanent or temporary) constructed by KCA will remain the absolute property of NIT Calicut. KCA will not have any ownership rights. • NITC grants KCA permission to use the premises for cricket activities. NITC retains the right to use the facility for its purposes with KCA's consent (to protect the pitch). • KCA will bear the entire cost of construction and development. • KCA will provide qualified personnel and resources for daily upkeep and maintenance at their expense. • KCA will bear the expenses for electricity and water consumed during their operations. • KCA will provide professional coaches/trainers for the NITC cricket team upon request. • A managing committee will be constituted to oversee daily affairs, composed of seven members, four from NIT Calicut and three from KCA. The chairman of the committee will be a nominee from NIT Calicut. It is to be noted that there is no financial liability at NIT Calicut. KCA bears all capital costs for developing the cricket facilities. KCA will cover the facility's maintenance, electricity, and water charges. The institute acquired an asset (valued at the cost of construction) and upgraded sports facilities without incurring any expenditure. Additionally, NITC is proposing to develop various sports infrastructure facilities as per the list shared with KCA, for the
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	institute, and include specific clauses that benefit the institute, such as sharing any generated income and ensuring the availability of ground facilities for students as needed. The committee may please consider and approve collaborating with KCA for the development of the 12-mile cricket field and authorize the Director to constitute a committee to scrutinize the draft agreement terms and submit a final draft to the BWC.
Decision	<i>The BWC had a detailed deliberation on the proposal from KCA to develop the Cricket Ground and related facilities, and in turn, the Ground to be leased for a 33-year period. BWC noted that this period is a long tenure and that the proposal needs further review.</i> <i>The Committee, after detailed discussion, opined that the present proposal cannot be accepted and that the Institute can explore developing such facilities through other funding sources, such as HEFA or IRG funds, and even through Alumni donations.</i>
BWC 2025:03:09 (C)	Development of Infrastructure facilities catering to Technology Development Centre (Skill Centre / Research Centre / Campus Centre, etc.), Centre of Excellence on AI, etc., in a joint venture with the Malabar Chamber of Commerce (an initiative through M/s. NITCAA). The Malabar Chamber of Commerce (MCC) is a prominent non-profit organization based in Kozhikode. It was established in 1929 with the primary mission of promoting and protecting the interests of trade, commerce, and industrial communities in the Malabar region. Historically, the MCC has been a pivotal force in the development of the region's infrastructure, playing an instrumental role in the realization of major projects such as Calicut International Airport, IIM Kozhikode, and the Konkan Railway. In a recent proposal, the MCC has offered to provide 1 acre of land located in the Arayidathupalam area of Calicut city to the Institute. The MCC is offering this land to the institute at no cost for 20/25 years. The proposal expects the institute to construct the necessary infrastructure on the site. Upon completion of construction, the Institute will utilize 75% of the facility for its own needs, including a skill development center, a management development program, and other recreational facilities, while the MCC will have access to the remaining 25% of the constructed areas. The committee may consider and approve this collaboration with KCA and MCC, and authorize the Director to form a committee to engage in formal discussions with the MCC. The objective of these discussions will be to draft an agreement that specifies the lease terms and construction responsibilities, which will then be submitted

	to the BWC.
Decision	<i>The BWC had a detailed discussion of the proposal and noted that it is not a lease, but that land ownership is being transferred to the Institute.</i> <i>The BWC opined that such proposals may be considered; however, the proposal for MCC to have 25% ownership/usage rights in the constructed facility requires further examination, clarification, and negotiation with MCC. The extent of such share/usage rights shall be determined with reference to (i) the Fair Value / Guideline Value of the land as notified by the Kerala Registration Department for the relevant survey number and category of land, and (ii) an independent valuation by Government-approved / Government-recognized valuers.</i> <i>In the event of any variation between the two, the higher value shall be adopted for determining the proportional share. Any such arrangement shall be worked out strictly in proportion to the assessed value of the land and in conformity with the applicable Government rules, Institute regulations, and statutory provisions.</i> <i>The BWC, after a detailed, constructive discussion, concluded that this proposal can be accepted in principle and authorized the Director to constitute an expert committee to further discuss with MCC. If found suitable, the Committee also suggested to explore the mode of construction activities in this regard, including the PPP mode.</i>

Section 3 (Items for Reporting)

BWC 2025:03:10	Reporting the direction from the Hon. High Court of Kerala for the consideration of the settlement of pending litigations between NITC and the contractor Mr K. P. Chandradasan, through mediation (in various projects/cases).
	M/s K.P. Chandradasan, a government contractor, had executed various civil works for NIT Calicut, including the Central Academic Block (Prajna Bhavan), New Library Building (E3-Resource Centre), and Chemical Engineering Block. Following disputes regarding payments and contract termination, the contractor initiated multiple lawsuits against the institute. Unfortunately, 03 major cases after hearing were in favor of the contractor/agency and one in favour of NITC. Currently, four appeals (RFAs) are pending before the

Honorable High Court of Kerala.

The status of the four active cases, based on the trial court's verdicts and current appeals, is summarized below:

Project Name	Case Reference (High Court / Trial Court)	Verdict by Trial court	Financial Implication (As per Trial Court Decree)
Central Academic Block (Prajna Bhavan)	RFA 685/2015 (Appeal against OS 611/2011)	In favour of NITC	The contractor was directed to pay ₹1,21,558/- (Cost of suit) to NITC
New Library Building (E-Resource Centre)	RFA 421/2016 (Appeal against OS 805/2011)	In favour of the contractor	NITC to pay ₹29,54,516/- + 6% interest p.a. from date of suit
	RFA 425/2016 (Appeal against OS 659/2012)	In favour of the contractor	NITC to pay ₹84,88,723/- + 6% interest p.a. from date of suit.
Chemical Engineering Block	RFA 435/2014 (Appeal against OS 259/2012)	In favour of the contractor	NITC to pay ₹26,22,874/- + 12% interest p.a. from date of suit.

The Hon'ble High Court of Kerala, vide orders dated 28.10.2025 and 28.11.2025, directed both parties to explore settlement through mediation for RFA 685/2015, RFA 421/2016, and RFA 425/2016. Mediation sessions were conducted on 05.11.2025, 26.11.2025, and 10.12.2025.

During these proceedings, the 84-year-old contractor expressed a desire to settle all cases due to his age and health issues. While he claims an eligible amount of approximately Rs. 4.80 Crores based on prevailing orders, he has submitted a formal proposal expressing willingness to settle for a reduced value by compromising on the

	interest amount. He also requested that the case currently favored to NITC be dropped and closed as part of this holistic settlement. A settlement is viewed as a viable option to close the litigation, aligning with government policy to reduce court cases, save expenditure, and conserve manpower. Furthermore, the mediator has instructed the Institute to convey an in-principle decision or proposal at the next hearing to avoid adverse notice from the court. Consequently, the matter is placed before the committee to consider the settlement proposal and grant approval to take it up to the BoG for advice. It is proposed that a committee be constituted to negotiate with the contractor to arrive at the lowest possible settlement amount, subject to BoG approval. As these amounts are the withheld amount/non-approved work done amounts by the contractor, against his works done part, this may kindly be considered to account in Plan Fund so that, this amount will be added to cost of construction of the particular building. The committee may please consider this proposal
Decision	<i>After a detailed deliberation on the reporting of the matter, BWC noted the following:</i> <i>i. The proposal will help to reduce the litigation / 06 court cases.</i> <i>ii. The initial verdicts/orders are against the Institute and including the interest is to be paid to the agency, if the appeal is in favor of the agency, the interest applicable will be till the payment realization date.</i> <i>iii) As per the settlement proposal the claimed risk and cost amount by the Institute is accounted in the payable considered with the interest portion wavier.</i> <i>BWC accepted the proposal in-principle considering in a broader perspective for the benefit of the Institute.</i> <i>BWC authorized the Director to take a final decision based on the recommendation of a committee constituted by the Director, in which the legal and financial aspects will be reviewed in detail.</i> <i>BWC approved the payment of Rs. 1.25 Crs (max) including GST to the agency under OH 35 as the work execution expenditure is amount payable to the agency and recommended for BoG /FC approval.</i>
BWC 2025:03:11	Reporting the progress of ongoing two projects entrusted to CPWD by CPWD officials.

Decision	<i>CPWD officials presented the present status of their 02 projects. The committee noted that the 'Construction of the New Academic Block for NITC' is not completed as per the scheduled completion period and CPWD is proposing an extension till April 2026.</i> <i>Committee expressed total displeasure over the progress and the delay occurring in addition to the increase in quantities/cost for the completion. BWC instructed CPWD to submit all the details asked by the duly formed expert committee with all the supporting documentary evidences justifying the increase in the executed work value with respect to the award value. BWC also instructed CPWD officials to levy penalty to the contractor as per the contract terms</i> <i>BWC also noted that the other project i.e. 'Construction of 760 Capacity Ladies Hostel' is more or less in-line with the scheduled programme and instructed to ensure progress as committed and complete within the scheduled stipulated period.</i>
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Section 4
(Any other items with permission of the chair)

BWC 2025:03:12	Any other items with permission of the chair
	No other agenda items were discussed in the meeting.