



**MINUTES OF THE MEETING OF THE BUILDING AND WORKS COMMITTEE
(2026:01) MEETING HELD ON 02.09.2026 AT 03:30 PM THROUGH HYBRID
MODE HOSTED IN 'SARASWATI', PRAJNA BHAVAN
(BOARD ROOM- ADMINISTRATIVE BLOCK A), NIT CALICUT**

MEMBERS PRESENT

1.	Prof. Prasad Krishna Director, NIT Calicut	Chairperson, BWC
2.	Prof. Sunil Jacob John Registrar-In-Charge, NIT Calicut	Member Secretary
3.	Prof. A. Shaija Dean (P&D), NIT Calicut	Member
4.	Shri. Heera Lal Deputy Secretary (NITs-I), MoE (Through Video Conference)	Representing the TE, MoE
5.	Shri. Harihara Sundaram S Under Secretary (IFD), MoE (Through Video Conference)	Representing the IFD, MoE
6.	Smt. Mini. P, Dy. Chief Engineer (Ele), Northern Circle (Distribution), KSEBL, Kozhikode, Keralam (Through Video Conference)	Member
7.	Dr. V. Sakthivel Nominee of the BoG, NIT Calicut	Member
8.	Shri. Sreenesh S Superintending Engineer, Engineering Unit, 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 2026:01:01	Confirmation of the minutes of the BWC 2025:03 meeting
	The minutes of the <i>BWC 2025:03</i> meeting, held on January 27, 2026, was placed for confirmation.
Decision	<i>The BWC approved the minutes of the meeting 2025:03 held on 27.01.2026.</i>
BWC 2026:01:02	Implementation of decisions of BWC 2025:03
	The status of Implementation of the decisions of BWC 2025:03 meeting held on 27.01.2026 were placed for review.
Decision	<i>The status of implementation of the decisions of the BWC 2025:03 meeting was presented. There were no specific comments from BWC.</i>

SECTION 2
(Items for Consideration and Approval)

BWC 2026:01:03	Proposal for "Construction of a G+4 Academic building (MED and other Depts) near the NDT testing laboratory & MSED building" <i>(Estimated expenditure: Rs 1036 Lakhs)</i>
	The Mechanical Engineering Department has projected an acute shortage of academic and laboratory spaces to sustain its expanding research, curriculum, and sponsored research requirements. Initially, the department submitted two separate requests to explore spatial expansion: structural vertical expansion over the existing Heat Engines and Fluids Laboratory and the renovation or modification of an abandoned conductor testing facility building located behind the CAD/CAM Laboratory. To evaluate these options, the matter was referred to expert members from the Civil Engineering Department (CED) for structural assessment and site feasibility analysis. Following a comprehensive site inspection, the CED experts concluded that the existing Fluids Laboratory and Heat Engines Laboratory structures, built with load-bearing granite walls and steel truss roofs, are structurally unsuitable for vertical extension from a safety standpoint. Furthermore, they determined that the abandoned conductor testing facility is neither structurally nor functionally viable for renovation or adaptive reuse. Consequently, CED recommended the full demolition of the structurally unviable conductor testing facility and advised exploring the construction of a new multi-storey structure at the same site to bridge the space deficit of the department.

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	The proposed project entails the construction of a modern infrastructure complex designed in a G+4 configuration, optimised to handle the intensive spatial and functional demands of the department. Utilising a total available site footprint of 358.61 sq. m, the proposed five-storey structure yields a total estimated built-up area of approximately 1,600 sq m. Following standard planning norms and thumb rules, to obtain a net functional carpet area of 775 square metres strictly for core laboratory operations, an equivalent area of approximately 775 square metres, with an expected variation of plus or minus ten per cent, has to be provisioned for essential circulation and service spaces. This comprehensive spatial design integrates mandatory infrastructure components, including staircases and staircase lobbies, corridors, lifts and lift lobbies, gender-segregated and accessible restrooms, dedicated electrical rooms, air handling unit rooms, server rooms, housekeeping or store rooms, and specialised vertical service shafts to accommodate electrical rising mains, HVAC ducts, plumbing, and wet risers. The preliminary project estimate amounting to Rs. 10,35,54,841/- has been prepared based on the latest <i>Delhi Plinth Area Rates (DPAR 2025)</i>, factoring in the localised Calicut Cost Index of 23.30% as per applicable CPWD circulars, and the expenditure is proposed under OH35 grants. An approval is sought for inviting Expressions of Interest for the selection of an architectural & engineering consultant to prepare the architectural blueprint, specifications, and detailed cost estimates, which will then be tendered for execution, following all the statutory procedures and guidelines.
Decision	<i>The BWC deliberated and noted that the proposal estimate is based on the latest DSR / DPAR along with the applicable Cost Index. Even though the project is not listed in the current FY approved works, approving now will enable the preliminary tasks to commence, such as hiring AES consultants. The initial outlay (3–5% of the estimated project cost) can easily be absorbed within the existing sanctioned budget for this fiscal year.</i> <i>The Committee was informed that the work will not be executed through the CPWD, citing past & recent experience with significant cost overruns (via revised estimates) and execution delays. The justification for the proposed model by procuring AES services through EOI process strictly adheres to GFR and is expected to deliver better quality and timely completion, provided is also noted & considered.</i> <i>After a detailed deliberation the BWC approved the proposal amounting to Rs.1036 Lakhs under OH – 35. and suggested the expenditure can be considered in the next FY. The BWC recommended the proposal to FC and BoG for further</i>

	consideration. (Estimated Expenditure: Rs.1036 Lakhs, Head of account: OH 35.)
BWC 2026:01:04 (a)	Proposal for renovation of various seminar halls in NITC a. Ramanujan Hall in the Science Block, NIT Calicut. (Estimated expenditure: Rs 112.35 Lakhs) The Ramanujan Hall in the Department of Mathematics, with a seating capacity of nearly 200 people, is the largest seminar hall in the East Campus of NITC. It caters to the Departments of Mathematics, Physics, Chemistry, Chemical Engineering and Bioscience and Engineering. It is being widely used for various conferences and seminars. However, the hall is not acoustically treated and has problems of echoes and inaudibility. In this context, the Head of the Department of Mathematics has proposed the renovation of the hall, including ceiling and acoustic works, raked seating, an HVAC system, networking, and AV equipment, including a PA system and interactive digital screens. As there are multiple interlinked requirements in the project, a meeting was convened by the Dean (P&D) with all stakeholders, including EU, EMU, CNC and S&P officials and the end users. Based on the consolidated list of requirements provided by the end user, the Engineering Unit has prepared an estimate of Rs 58,50,800/- for civil works such as providing acoustic wall panelling, a perforated GI metal ceiling, a cabin for the PA system control, a raised gallery using GI framework, a platform extension, floor carpeting, new wooden doors, wall painting, etc. The Electrical Maintenance Unit has prepared an estimate of Rs.10,97,700/- for the removal of existing air conditioners and old wiring; the provision of new lighting, power & UPS points and a dedicated 10kVA UPS for the AV & networking systems; and a market rate quotation of Rs 9,46,300/- for the SITC of HVAC systems. The Campus Networking Centre has prepared an estimate of Rs.4,35,226/- for network cabling, network racks, CCTV systems, etc. The user department submitted a market rate quotation of Rs.29,03,980/- for AV equipment such as LED display, projecting screens, audio/PA systems, teacher/student tracking cameras, HDMI cabling, video recording facility, etc. The total estimated cost for the project is Rs. 1,12,34,006/-, and the expenditure is proposed under OH-31.

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	A combined EOI for the AES services (in line with the CPWD norms) has been initiated for the selection of an architectural & engineering consultant to prepare the architectural blueprint, specifications, and detailed cost estimates, which will then be tendered for execution, following all the statutory procedures and guidelines. Based on the conceptual details, the selected consultant will provide the further details within the specified budget, and a tender for the execution will be initiated for the execution. After obtaining approval from the Competent Authority, execution will be ensured through a competitive two-bid tender in the CPP portal. An approval is sought for the proposal and the estimated cost of Rs.1,12,34,006/-, proposed under OH-31.
Decision	<i>BWC deliberated on the proposal in detail and noted that the estimates are prepared based on the latest DSR rates. The committee noted the nature of the works and approved under the Account Head OH-31 and instructed to complete the works in time bound manner.</i> <i>The BWC approved the proposal of the renovation of Ramanujan Hall in the Science Block, NIT Calicut amounting to Rs.112.35 Lakhs under the maintenance head (OH – 31). and recommended the proposal to FC and BoG for further consideration.</i> <i>(Estimated Expenditure: Rs.112.35 Lakhs, Head of account: OH 31).</i>
BWC 2026:01:04 (b)	Proposal for renovation of various seminar halls in NITC b. MED Seminar Hall at the departmental building (Estimated expenditure: Rs 121.02 Lakhs)
	The Department of Mechanical Engineering (MED) submitted a formal proposal for the expansion, renovation, and comprehensive modernisation of the Mechanical Seminar Hall (Room No. DB312) situated within the departmental building. To evaluate the feasibility of expanding the room, a joint site visit and technical inspection were conducted by the Engineering Unit alongside the Civil Engineering Department. Following the consensus reached during the joint site meeting, it was decided to demolish an intermediate partition wall to merge the existing seminar hall with the adjacent classroom, thereby significantly scaling up the overall floor area. The current seating capacity of the seminar hall is highly inadequate for hosting major departmental and institutional gatherings, which directly necessitates the expansion and merger with the adjacent classroom space. Furthermore, the existing hall suffers from noticeable infrastructure deficiencies, lacking advanced acoustic

	treatment, professional stage structuring, proper thermal insulation, and dedicated control areas essential for conducting contemporary workshops or academic conferences. To meet institutional benchmarks, it is critical to carry out a technological modernisation that incorporates up-to-date audio-visual utilities, smart display units, stable network backbones, and energy-efficient climate control systems. The civil component of the renovation is estimated to cost Rs 67,16,200/- for works such as structural alterations, replacement of old doors and windows, high-performance acoustic perforated wall panels, mineral fibre grid-type false ceiling, raked seating gallery, stage platform, premium synthetic floor carpeting, a functional pantry, an operator control room, etc. The electrical, HVAC, audio-visual, and networking works are estimated to cost Rs. 53,85,000/- and feature a complete electrical overhaul by replacing ageing wiring layouts integrated with modern modular switches, distribution panels, and high-efficiency lighting arrays. It also encompasses the design, supply, installation, testing, and commissioning of a comprehensive central air-conditioning system. High-end audio-visual infrastructure comprising robust speakers, studio-grade microphones, digital display units, and automated video conferencing cameras equipped with active speaker tracking capabilities. Networking layouts have been considered similar to that to be provided for Ramanujan Hall. The total consolidated financial outlay for the completion of this comprehensive renovation project is Rs. 1,21,01,200/-, and the expenditure is proposed under OH-31. A combined EOI for the AES services (in line with the CPWD norms) has been initiated for the selection of an architectural & engineering consultant to prepare the architectural blueprint, specifications, and detailed cost estimates, which will then be tendered for execution, following all the statutory procedures and guidelines. Based on the conceptual details, the selected consultant will provide the further details within the specified budget, and a tender for the execution will be initiated for the execution. After obtaining approval of the proposal from the Competent Authority, execution will be ensured through a competitive two-bid tender in the CPP portal. An approval is sought for the proposal and the estimated cost of Rs.1,21,01,200/-, under OH-31.
Decision	<i>The Building Works Committee (BWC) deliberated on the proposal in detail and noted that the estimates are prepared based on the latest DSR rates. The committee approved the proposal under the Account Head OH-31.</i>

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	<i>The BWC approved the proposal of renovation of 'MED Seminar Hall at the departmental building', amounting to Rs.121.02 Lakhs under OH – 31. and recommended the proposal to FC and BoG for further consideration.</i> <i>(Estimated Expenditure: Rs.121.02 Lakhs, Head of account: OH 31).</i>
BWC 2026:01:05	Proposal for “Construction of fully automated 475 KLD Bio STP for Mega Hostel 1 at NIT Calicut” <i>(Estimate expenditure: Rs 320 Lakhs)”</i>
	The existing STP at Mega Boys Hostel (MBH) is presently catering to the sewage load from both Mega Boys Hostel–I (B, D blocks) and Mega Boys Hostel–II (all blocks). With commissioning and occupancy of the remaining A & C blocks of Mega Boys Hostel–I, the load on the existing 475 KLD STP is expected to increase substantially. Further, an inspection of the MBH STP was conducted by the Kerala State Pollution Control Board (KSPCB) and Kozhikode Suchitwa Mission, following which instructions were issued vide letters dated 06-01-2026 and 11-03-2026 which recommended construction of an additional STP to exclusively cater to the sewage load from Mega Boys Hostel–I, thereby ensuring adequate treatment capacity and compliance with environmental norms. Considering the anticipated increase in sewage load due to the proposed development of new hostels, studio apartments, and other accommodation facilities within the Mega Hostel premises, as well as the existing hostel occupancy strength, the requirement for a dedicated STP is justified. Considering the current demand and future augmentation requirements, an STP of 475 KLD capacity is proposed. Based on the CPWD Plinth Area Rates 2025, the preliminary project cost is estimated at approximately ₹2.55 crores. The site presently identified for the facility is affected by various constraints arising from its topography, which demands detailed technical evaluation and planning. Considering the technical complexity of the project and the need for selecting the most appropriate treatment technology, it is proposed to engage a consultant through an Expression of Interest (Eoi) process. At present, all STPs on the campus are based on MBBR technology. However, detailed deliberations are required to evaluate alternative and potentially more suitable technologies, including SBR, MBR, or other advanced treatment systems. The consultant shall undertake a techno-commercial viability assessment and recommend the most suitable technology considering the campus requirements, wastewater characteristics, operational requirements, and climatic conditions of Keralam.

	The consultant shall also examine the feasibility of incorporating modern SCADA systems, automation features, and centralised monitoring facilities to improve operational efficiency and reliability. Following the formal finalisation of the technical designs, a competitive execution tender will be invited to handle the total turnkey construction, which will include a mandatory five-year Operation and Maintenance Contract (OMC) coupled with an initial three-year Defect Liability Period (DLP) to preserve long-term system efficiency and accountability. Since the design and implementation of an STP require specialised technical expertise, consultancy charges in the range of 5% to 10% of the project cost may be expected, which comes to a maximum of 25 lakhs. The inspection letter by Kozhikode Suchitwa Mission also recommended the primary anaerobic treatment of sewage in a dedicated septic tank and then its effluent being treated in the STP for better treated-water quality. This is also in view of the recently revised treated effluent standards promulgated by the KSPCB. Recently, in 2023, an amount of Rs. 49,56,751/- was spent for "Construction of septic tank at Mega Boys' Hostel 2 (1500 Capacity)". As separate PAR rates are not available for septic tank construction, this is being taken as a reference, and an amount of Rs 40 lakhs is estimated for the construction of a septic tank for 1000 users in Mega Boys Hostel I. In view of the above, approval is solicited for the engagement of a consultant for the detailed design and estimation of a 475 KLD STP (Rs. 0.25 crore) and turnkey construction of a septic tank for MBH-I (Rs. 0.40 crore) and a fully automated 475 KLD Bio STP for Mega Hostel 1 at NIT Calicut (Rs. 2.55 crore). Approval is sought for the project with a total estimated cost of Rs 3,20,00,000/-, under OH-35.
Decision	<i>The Building and Works Committee (BWC) considered the proposal in detail, taking note of:</i> <i>i. The immediate requirement arising from the upcoming commissioning of Blocks A & C of Mega Boys' Hostel-I.</i> <i>ii. Directives and recommendations issued by the Kerala State Pollution Control Board (KSPCB) and Kozhikode Suchitwa Mission.</i> <i>iii. The site constraints and the technical necessity of assessing modern treatment technologies (SBR, MBR, advanced MBBR) along with SCADA automation.</i>

	<i>After detailed deliberations, the Committee approved the proposal in principle with the modification that the Defect Liability Period (DLP) shall be enhanced to 05 (five) years (in place of the originally proposed 03 years) to align with the 05-year Operation and Maintenance Contract (OMC) period and ensure single-point long-term contractor accountability.</i> <i>The BWC approved the proposal and expenditure of Rs.320 Lakhs, under OH 35, and recommended to FC/BoG for consideration and approval.</i> <i>(Estimated Expenditure: Rs.320 Lakhs, Head of account: OH 35).</i>
BWC 2026:01:06	Proposal for 'Establishment of Hybrid Recording Studio in New Academic Block', at NITC (Estimated expenditure: Rs 233 Lakhs)
	A comprehensive proposal has been submitted by the Centre for Continuing Education and Skill Development (CCESD) for the establishment of a state-of-the-art Hybrid Studio on the ground floor of the New Academic Block at NIT Calicut. The proposed facility is envisioned as a multi-functional academic media space spanning approximately 2,091 square feet. It is designed to support advanced teaching, online academic content creation like SWAYAM courses, hybrid learning, virtual workshops, global expert interactions, and professional media productions. Apart from institutional digital outreach and regular academic lecturing, this professional-quality setup will generate internal revenue through external media/training utilisation during idle slots. As per the conceptual layout prepared by the experts in this domain as well as from the institute, the studio space will be effectively partitioned into three distinct functional zones: • Studio & Presentation Area: Outfitted with professional green screen backdrops, broadcast-grade lighting grids, and premium audio-video recording installations. • Audience Area: A classroom-style space utilising a two-step tiered structure featuring ergonomic chairs with writing support to accommodate approximately 70 students for live interactive participation. • Production Control Room (PCR) & Audio Booth: Located at the rear to function as the technical command hub for centralised audio-video switching, live streaming, post-production editing, and dedicated podcast/voice-over recording.

	The project involves comprehensive civil works (including tiered seating and cyclorama); acoustic interior works (including false ceilings, floor carpeting, wall panelling, rockwool insulation, and specialised furniture); provisioning of separate, dedicated UPS power lines and independent sub-circuit MCB distribution boards for the studio and PCR spaces; a professional studio lighting system; Mechanical, Electrical, and Plumbing (MEP) works (including strategic placement of VRF indoor & outdoor units, suction vents, and high-velocity ducting to isolate operating vibrations and airflow noise away from the recording stage and audio booth); and the supply, installation, testing, and commissioning (SITC) of various digital studio equipment, post-production setups, and data storage systems. As the project requires diligent planning and thorough integration of complex engineering subsystems, it is proposed to engage a specialised consultant. The consultant will frame the technical performance requirements—such as the required Sound Transmission Class (STC), Sound Reduction Index (SRI), Noise Criterion (NC), Noise Rating (NR) and Reverberation Time (RT60)—alongside the technical specifications for the lighting, HVAC, and digital studio equipment. Based on these detailed specifications, an execution agency will be selected through the QCBS criteria for execution under the EPC Mode-I. The consultant shall review the designs proposed by the execution agency to confirm compliance with the specifications and conduct a final acoustic audit to ensure the completed studio passes all technical parameters. The overall estimated cost for executing the complete interior, civil, mechanical, electrical, and digital infrastructure setup is Rs.2,26,90,337.15/- based on market studies and budgetary quotes received. As per CPWD PAR 2025, the charges expected for the specialised architectural/engineering design and TPQA consultancy are 2.75%, which amounts to Rs.6,23,984.27/-. Hence, the total project cost is estimated to be Rs.2,33,14,321.40/-. In view of the above, approval is solicited for the engagement of a specialised consultant for specification framing, technical design validation and acoustic auditing of the project for a fixed lump sum fee, and the execution of the work through EPC Mode-I. The committee may please consider the proposal for approval of Rs.2,33,14,321.40/- under OH 35.
Decision	<i>After detailed deliberation by the BWC on the proposal noted that, the proposal does not require any new civil construction, but ensures an effective utilization of the new academic block area and also noted the advantages expected in the broader academic context (as per the proposal) - the facility would enable faculty to conduct SWAYAM courses/ online courses, students to produce professional-grade</i>

	research presentations, podcasts, lecture modules, and interactive e-learning materials. The committee also noted that the expenditure is expected only in the next FY since CPWD has to complete the works of the building in which the recording studio is proposed, but as explained, on approval, the initial formalities, including the EOI initiation can be made by the institute. The BWC approved the proposal with the expenditure of Rs.233 Lakhs (accounted in next Financial Year 2027-28) under OH 35, and recommended to FC & BoG for consideration and approval. (Estimated Expenditure: Rs.233 Lakhs, Head of account: OH 35).
BWC 2026:01:07	Request for the Financial Sanction for the tendered work “Revamping works at Architectural Lab to CoE Lecture Hall and Conference Room for CoEUPD, NITC” <i>(FS approval request for Rs 1,00,68,424/-, against an AS-approved amount of Rs 97,75,169/-)</i>
	The infrastructural revamping works at the Architectural Lab to transform the facility into a lecture hall and conference room for the Centre of Excellence in Urban Planning and Development (CoEUPD) at NIT Calicut were initiated based on critical institutional requirements. The Administrative Sanction (AS) for this specific development work was originally accorded by the Director for an estimated amount of ₹97,75,169/-. Following this, an open e-tender was floated as a percentage rate tender to identify an execution agency. In response to the e-tender, a total of two competitive bids were received. Both of the received bids were thoroughly scrutinised during the technical evaluation phase and were found to be fully qualified under the selection criteria. Upon subsequently opening and reviewing the financial bids, M/s Shree Designers, Kochi, emerged as the lowest (L1) bidder with a final quoted amount of ₹1,00,68, 424/-. This quoted contract value is 3.00% above the originally sanctioned AS amount. This minor variation is considered technically acceptable, as it falls within the permissible 10% price variation allowed under CPWD norms for works. The completion of this academic facility is an urgent and essential requirement for the end-user department to carry out its designated academic and specialised research operations without operational delays. It may be noted that the entire project is completely funded directly from the dedicated CoEUPD head of account, finalising the contract award is critical to prevent any potential lapse or underutilisation of these specific grant funds.

	Since the final L1 tender bid crosses ₹1 crore, the committee is requested to accord the revised Administrative Sanction and Expenditure Sanction for this work which will be from the CoEUPD account. The committee may kindly consider.
Decision	<i>After detailed deliberation, the Building and Works Committee (BWC) noted that the entire project is 100% directly funded from the dedicated CoEUPD head of account.</i> <i>The BWC noted that all procedural requirements and applicable norms/rules have been strictly fulfilled. Since the quoted value of the lowest (L1) bidder exceeds the financial threshold of ₹1.00 Crore, the proposal was formally placed before the BWC.</i> <i>The Committee approved the proposal recommending to FC and BoG for consideration and approval.</i> <i>(Estimated Expenditure: Rs.100.69 Lakhs, Head of account: CoEUPD (Centre of Excellence for Urban Planning & Development) Fund).</i>
BWC 2026:01:08	Request for the approval of the revised financial sanction for the tendered work "Refurbishment of Aryabhata Hall (civil works including the replacement of existing roofs and the connected electrical, air conditioning, acoustical works, and interior/finishing works)" (Award Value: Rs 1,85,52,520/-)
	Aryabhata Hall is used for all important functions and events in the institute. It is equipped with moulded wooden chairs with foldable tables. The side walls lack panelling, which causes acoustic problems. The windows, made of aluminium with glazed sliding panes, also add to the acoustical issues. The roof is made of asbestos cement sheets and needs replacement. The existing false ceilings are made of gypsum sheets and are damaged in many places due to water leaking through holes in the roofing sheets. Hence, it was proposed to refurbish this hall to address these problems and make it suitable for important functions. The BWC, vide its decision 2024:02:05, approved an estimate amounting to Rs.1.06 crores based on DSR 2021 rates for replacing the AC roofing sheets with GI Trafford sheets, providing acoustic panels on the side walls and stage, laying vitrified tile flooring, and replacing the gypsum false ceiling with a perforated GI metal ceiling. The competent authority later instructed the execution of the required electrical and air conditioning works for Aryabhata Hall, as well as the replacement of the roofing for the nearby Bhaskara and Chanakya Halls, along with the approved civil works.

	Hence, a revised estimate for the civil works and new estimates for the electrical, HVAC, and audio systems were prepared. The revised combined estimate for the civil, electrical, HVAC, and audio system works was Rs. 1,98,26,666.50/-. Following the approval from the competent authority, a composite tender was floated for the civil, electrical, and HVAC works, and the contract was awarded to M/s Intermerc, New Delhi, on 29-05-2025 for a contract value of Rs. 1,42,78,691/-. However, the agency repeatedly sought additional time to commence the work, citing various reasons, including the monsoon and festive seasons. Even after these periods passed, the agency failed to fulfil its contractual obligations, which included submitting a performance guarantee and entering into a formal agreement. In the interest of the Institute, the agency was terminated and blacklisted, and a new notice inviting tenders was floated, as approved by the competent authority. Three bids were received, and one of the agencies, M/s Sabros Décor Systems Pvt. Ltd., Kochi, was found to be technically qualified. Their financial bid was opened, and the quoted amount of Rs. 1,85,52,520/- was found to be 42.71% above the advertised PAC. The L1 bidder refused to reduce the quoted amount due to prevailing market conditions. However, since the bid was 7.24% below the revised estimate and deemed justifiable, the tender evaluation committee recommended placing a work order with the L1 bidder, M/s Sabros Decor Systems Pvt. Ltd., Kochi, for a contract value of Rs.1,85,52,520/-. The Director has approved this recommendation, based on the above. The committee is requested to consider the revised amount and kindly accord the revised Administrative Sanction and Expenditure Sanction for the work at the final L1 tender rate of ₹1,85,52,520/- The committee may kindly consider.
Decision	<i>The Building and Works Committee (BWC) undertook a detailed review of the proposal along with all supporting submissions and technical justifications. The Committee noted that while the financial bid offered by the lowest bidder is higher than the original Probable Amount of Contract (PAC) specified in the tender document, it remains well within the updated Bill of Quantities (BoQ) estimate worked out for the same scope of work based on the latest DSR adjusted for the applicable Cost Index.</i> <i>The BWC observed that the primary driver for the increase over the initial sanctioned AS is a critical scope modification—specifically, the replacement of existing AC sheet roofs of the adjacent halls with modern insulated sandwich panel sheets. The Committee thoroughly evaluated and recorded all associated aspects, including the</i>

	<i>essential requirement of the project for the Institute, the futility and time-loss of retendering, and the technical grounds for the estimated revision.</i> <i>The Committee approved the proposal recommending to FC and BoG for consideration and approval.</i> <i>Estimated Expenditure: Rs.185.53 Lakhs, Head of account: OH 35.</i>
BWC 2026:01:09	'Construction of a new garage facility for 20 institutional vehicle fleet and 250 kWp grid-tied solar plant & 120 kW EV Charging Station' (Estimated expenditure: Rs 577 Lakhs) The NIT Calicut currently operates a fleet of 15 institutional vehicles dedicated to official, academic, and day-to-day administrative transit activities. However, the institute's existing physical garage facility provides covered shelter for only two AC buses, forcing all remaining vehicles in the operational fleet to be parked in open, unsheltered areas throughout the year. Continuous exposure to harsh weather conditions including intense sunlight, heavy monsoon rainfall, and environmental degradation will cause severe physical deterioration to the vehicles, leading to body rusting, water seepage, and premature peeling of exterior paintwork. This exposure will significantly reduce the service life and overall operational efficiency of the fleet while increasing recurring maintenance costs. To establish systematic vehicle fleet management and ensure complete operational protection, the Vehicle Section submitted a formal request for the construction of a comprehensive, modern garage facility equipped with an office room for drivers and support staff, proper sanitation facilities, electric vehicle (EV) charging points, and protective security fencing. The Estate Section identified a site located near the REC Government Higher Secondary School (REC GVHSS) at 12th Mile, which was subsequently inspected by the Engineering Unit. Site feasibility studies and technical mapping confirmed the suitability of the location for a state-of-the-art PEB (pre-engineered building) structure. The spatial layout incorporates a main bus parking, an LMV parking, a pit stop including washing facilities, stormwater drainage, rigid pavement for internal roads, parking paths, and heavy-vehicle movement. The project includes a dedicated 10 KLD Effluent Treatment Plant (ETP) to manage vehicle washing effluent in full compliance with environmental norms. These works are estimated to cost Rs. 3,40,08,900/-. Additionally, it is proposed to provide a 250 kWp grid-tied solar power plant on the rooftop of the proposed garage, having a roof area of 1100 sqm. This renewable energy source will greatly reduce operational demands and lower long-term utility costs. The clean

	energy generated will directly power a 120-kW electric vehicle (EV) charging station. This setup prepares the institute for future EV purchases and meets the growing needs of EV users within the NITC campus. By making this charging facility available to the public, the institute can also create a steady stream of revenue. These works are estimated to cost Rs. 2,37,00,000/-. The preliminary estimate for the construction of the garage facility has been prepared using standard CPWD Delhi Plinth Area Rates (DPAR) for general items and RDSO rate analysis for pre-engineered building components. The grand total estimated project cost stands at Rs. 5,77,08,900/- under OH-35. Approval is sought for executing the work by inviting EoI.
Decision	<i>BWC deliberated at length on the proposal recognizing its critical infrastructure and sustainability value to the Institute. The Committee observed that although this project is not explicitly listed in the approved works for the current Financial Year (FY), in-principle approval will enable the immediate commencement of essential preliminary activities.</i> <i>The Committee resolved that the associated expenditure shall be met either from available savings/unallocated funds in the current Financial Year or prioritized under the capital outlay/project grants of the upcoming Financial Year.</i> <i>The BWC approved the proposal in principle to be executed via Expression of Interest (EoI) mode and recommended to the FC and the BoG for consideration and approval.</i> <i>Estimated Expenditure: Rs.577 Lakhs, Head of account: OH 35.</i>
BWC 2026:01:10	‘Consideration of the request for the “Limited Land Release from NIT Calicut for Road Widening of REC-Mutheri Road” forwarded by Shri M.K. Raghavan, Member of Parliament for Kozhikode Lok Sabha Constituency
	The NIT Calicut has received an official representation from the Member of Parliament, Kozhikode Lok Sabha constituency, Shri M. K. Raghavan. The request forwards a petition submitted by Shri. Moidu Peedikakkandy, Chairman of the REC-Mutheri Road Action Committee, regarding the urgent rectification of a severe, long-standing traffic bottleneck on the NIT Calicut (REC)-East Malayamma-Mutheri Road. This major arterial corridor provides vital daily connectivity for a large population residing in the eastern parts of the Kozhikode district, serving communities across East Malayamma, Parammal, Muthalam, and Mutheri. The petition claims that, while the ongoing comprehensive renovation works on a five-kilometre stretch of the road are progressing well, infrastructural development and the scientific laying of critical public service utilities—such as the Jal Jeevan Mission water pipelines—have

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	encountered a severe standpoint constraint due to extreme narrowing near the institute's campus boundary. The petitioner points out that the specific bottleneck area is situated near the Company Mukku Junction, beginning at the northern boundary of the Eastern Campus of NIT Calicut and extending approximately 150 metres eastward in the immediate vicinity of the Chemical Engineering Department Block. While the standard right-of-way width along the rest of the updated five-kilometre corridor ranges optimally between 8.5 metres and 15.0 metres, this particular section narrows down drastically to an inadequate width of only 5.5 to 6.0 metres. To rectify this hazard and enable upgrading the road to prescribed standards, the action committee and the Member of Parliament have requested a limited land release consisting of a strip with a maximum width of approximately 3.0 metres from the northern edge of the Eastern Campus. The extent of land as above will be to the tune of 450 sq. metres (10-11 cents as per the local land area measures). A preliminary assessment indicates that the boundary wall along this specific stretch has not yet been constructed and remains in its natural state, meaning the execution of this public welfare project can be accommodated without requiring the demolition of permanent campus structures and with minimal operational impact on the institute's campus. The particular portion of land is intended to provide a vehicle parking facility. The particular section of the campus is a comparatively densely occupied area. The future provisions, like the upcoming academic block, the vertical extension of two more existing blocks to accommodate more academic programmes, etc., will make this campus area denser. A compromise in land can be hard for the institute. At the same time, the need of the local people and the request from the people representatives are also to be considered with their deserving importance. The permanent sparing or transferring of institutional land assets is strictly permissible only with the formal permission and clear endorsement of the Board of Governors. Hence, the committee is requested to consider the matter and advice.
Decision	<i>The Building and Works Committee (BWC) conducted an in-depth review of the proposal and thoroughly evaluated the long-term operational and spatial ramifications of surrendering Institute land.</i> <i>The Committee emphasized that the Institute critically requires its existing land parcel to accommodate future academic and infrastructural expansion. Consequently, any further unconditional land surrender will adversely impact the Institute's development plans.</i>

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	The BWC firmly resolved that any land surrender proposal may be entertained only if the Institute receives tangible, reciprocal benefits and firm commitments from the State Government or requisitioning authorities. Specifically, approval shall be contingent upon: ● Handover of Existing Dividing Road: Immediate materialization and official handover of the public road currently bisecting the academic and residential campuses, thereby ensuring campus safety, integration, and security. ● Boundary Enclosure: Construction of a comprehensive perimeter compound wall by the acquiring authority to fully secure the Institute's remaining land area. ● Fair Compensation: Provision of adequate financial or infrastructural compensation as per applicable statutory guidelines. Upon receiving formal, legally binding assurances on the above prerequisites, a concrete proposal will be drafted and submitted to the Ministry of Education for necessary approval. Following a detailed and constructive discussion, the BWC endorsed the aforementioned conditions and recommended its observations to the FC and the BoG for consideration and official perusal.
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SECTION 3 (Items for Reporting)

BWC 2026:01:11	Reporting the selection of a Transaction Advisor for the development of the International Hall of Residence on PPP mode
	The competent authority had nominated the Dean (IACR) to explore the possibility of constructing an International Hall of Residence, which was approved in principle vide BWC 2022:02:15, under the Public-Private Partnership (PPP) model, following the GoI guidelines regarding PPP projects. Accordingly, a formal Request for Proposal (RFP) was published on the Institute's website for the selection of a PPP Transaction Advisor from among the firms empanelled by the Private Investment Unit, Department of Economic Affairs, Ministry of Finance, GoI. Pre-bid queries raised by potential bidders in the virtual pre-bid clarification meeting were resolved, and the minutes of the meeting were published as a corrigendum. Despite an advertised window of 45 days (including two extensions of 14 and 10 days, respectively), the Purchase Section received only

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	two formal competitive proposals. In compliance with Rule 173(xx) of the General Financial Rules 2017, which explicitly states that a lack of extensive competition shall not be determined solely by the volume of bidders provided advertising was satisfactory and parameters were non-restrictive, the approval of the Director was obtained. Consequently, the two competitive proposals received from M/s PricewaterhouseCoopers (PwC) Pvt. Ltd. and M/s RITES Ltd. were opened and forwarded to the Evaluation Committee for rigorous scrutiny. Following a detailed evaluation of their qualification credentials against the eligibility criteria specified in the bid documents, both firms were formally declared technically qualified and eligible for the financial evaluation stage. Accordingly, the financial bids of the qualified firms were opened by the Purchase Section and forwarded to the Evaluation Committee for a comprehensive evaluation under the Quality-cum-Cost-Based Selection (QCBS) framework. The Evaluation Committee reviewed the finalised outcomes of the QCBS analysis and formally recommended the selection of M/PricewaterhouseCoopers Pvt. Ltd. (PwC) based on its first-rank position. However, noting the extreme closeness of the final scores between the two competing entities and prioritising institutional prudence and cost-effectiveness, the Evaluation Committee recommended subsequent price negotiations with the top-ranked firm. During these negotiations, representatives from PwC Pvt. Ltd. agreed to a price reduction, lowering their final commercial fee from the original quote of ₹51,92,000/- to a negotiated total sum of ₹51,40,080/-. The competent authority approved the engagement of M/s PricewaterhouseCoopers Pvt. Ltd. as the PPP Transaction Advisor for the development of an International Hall of Residence with Associated Facilities in PPP Mode at the NIT Calicut campus, at a quoted price of Rs. 51,40,080/-, utilising OH-31 grants. The committee may please note the status.
Decision	<i>BWC conducted a detailed review and discussed on the methodology followed for the selection of a Transaction Advisor for the development of the International Hall of Residence on PPP, without any adverse comments.</i> <i>The BWC opined that necessary follow-ups and further courses of action with the agency shall be continuously pursued. Progress and key milestones are to be reported to BWC.</i>

BWC 2026:01:12	Reporting a change in priority & permission for the execution of all the approved list of projects associated with the vertical expansion of the buildings at NIT Calicut																																				
	The BWC, vide its agenda 2024:04:05, had accorded in principle approval for the proposal for constructing additional floors over seven academic buildings, viz., the Science block, New Library Building, Chemical Engineering Block, Architectural Block, IT Lab Complex, Material Science Block, and MBA Classroom Complex, at an estimated cost of Rs. 71,69,46,815/-, in packages, based on priority and fund availability. The details are as follows: <table><tr><th>S. No</th><th>Building</th><th>Additional floor area</th><th>Estimated cost (in Rs.)</th></tr><tr><td>1</td><td>Science block</td><td>2928 sqm</td><td>12,38,26,623</td></tr><tr><td>2</td><td>New Library building</td><td>3780 sqm</td><td>15,92,48,289</td></tr><tr><td>3</td><td>Chemical Engineering Block</td><td>2892 sqm</td><td>12,23,01,620</td></tr><tr><td>4</td><td>Architectural Block</td><td>2900 sqm</td><td>12,26,48,212</td></tr><tr><td>5</td><td>IT Lab Complex</td><td>843 sqm</td><td>3,71,09,394</td></tr><tr><td>6</td><td>Material Science Block</td><td>843 sqm</td><td>3,71,09,394</td></tr><tr><td>7</td><td>MBA Classroom Complex</td><td>2750 sqm</td><td>11,47,03,282</td></tr><tr><td colspan="2">Total</td><td>16,936 Sq.M</td><td>Rs.71,69,46,815</td></tr></table> Later, vide BWC agenda 2025:01:05, it was approved to execute the works in the MBA Classroom complex and New Library building to CPWD as a deposit work and execute the works in the Material Science Block and IT Lab Complex through EoI. However, due to various factors such as the slow progress in the works already entrusted to the CPWD, it was decided not to provide more works to the CPWD until the present assignments are completed. Further, considering the requirement from various departments and the Institute, it was proposed for a change in the priority of the works. Accordingly, the second priority was revised for the Chemical Engineering Block & MBA Classroom complex in place of the earlier proposal for the New Library Building & MBA Classroom Complex.	S. No	Building	Additional floor area	Estimated cost (in Rs.)	1	Science block	2928 sqm	12,38,26,623	2	New Library building	3780 sqm	15,92,48,289	3	Chemical Engineering Block	2892 sqm	12,23,01,620	4	Architectural Block	2900 sqm	12,26,48,212	5	IT Lab Complex	843 sqm	3,71,09,394	6	Material Science Block	843 sqm	3,71,09,394	7	MBA Classroom Complex	2750 sqm	11,47,03,282	Total		16,936 Sq.M	Rs.71,69,46,815
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	It was also proposed to take the works through EOI and to engage a consultant to prepare the architectural, structural, HVAC, plumbing, firefighting drawings, specifications, and detailed cost estimates for the Chemical Engineering Block & MBA Classroom Complex, which will then be tendered for execution, following all the statutory procedures and guidelines. This EOI process will be a competitive activity ensuring the participation of state/central PSUs and private sector entities so as to be in line with the GFR conditions, and the institute will get the best option. The present revised proposal consists of the following: ● The execution of the works of the Chemical Engineering Block (Rs.12.23 Crs.) & MBA Classroom Complex (Rs.11.47 Crs.) as the second phase through EOI Mode & without involving CPWD. ● Execution of the remaining works also in a single/in two EOI parallelly, considering the acute space constraints/requests from the various departments. ● The entire work execution & completion within the current & next financial years. The committee may please consider the proposal of the change of priority & the execution through the EOI mode in place of engaging CPWD for the projects, as decided in earlier BWC/BoGs. Submitted for the consideration and approval.
Decision	<i>BWC deliberated at length on the proposal and noted that financial approval for the complete package of works, including the phased-execution framework, had already been accorded in prior sanctions. In light of current performance track record observed in the ongoing CPWD projects, BWC approved the change in execution mode for those two works—transitioning them from CPWD deposit mode to execution via the EOI route.</i> <i>Meanwhile, the Director pointed out the urgent need of the vertical expansion of all the approved buildings instead of executing in the phased manner based on the newly approved Departments/courses in the Institute.</i> <i>BWC accepted and approved this proposal totally subject to the availability of allocated funds, with permission to temporarily utilize Internal Revenue Generation (IRG) funds on a recoupable basis, strictly aligned with the initial financial sanctions.</i>
BWC 2026:01:13	<i>Reporting the progress of ongoing works entrusted to CPWD-by-CPWD officials</i>
Decision	<i>A team representing the CPWD, comprising the Superintending Engineer and Executive Engineer, presented the status of the two (02) ongoing Institute projects. The BWC critically noted and</i>

	<i>expressed its total displeasure about the indefinite delay in the "Construction of the New Academic Block" and how it is adversely impacting the Institute's academic and operational requirements.</i> <i>The BWC directed CPWD, as the executing deposit agency for NITC, to:</i> <i>1. Enforce Liquidated Damages/Penalties: Immediately levy contractual penalties on the contractor in strict accordance with contract terms.</i> <i>2. Documentary Justification: Provide comprehensive, substantiating documentation for any delay non-attributable to CPWD to safeguard the Institute from future legal, financial, or contractual liabilities.</i> <i>The BWC concluded with a firm directive that both the projects, New Academic Block and the New Ladies Hostel must be completed, commissioned, and handed over in all respects on or before October 2026, as explicitly committed by the CPWD team during the meeting, without failure.</i>
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SECTION 4
(Any other items with permission of the chair)

BWC 2026:01:14	Any other items with permission of the chair
	No other agenda items were discussed in the meeting.

There being no further points, the meeting was concluded at 05.30 pm with a proposal to thank the Chair.



Registrar (i/c) and Member Secretary (BWC)