

# MINUTES OF THE 24<sup>th</sup> MEETING OF BUILDING AND WORKS COMMITTEE OF IIT BHILAI HELD ON 19<sup>th</sup> March 2024 AT IIT BHILAI PERMANENT CAMPUS KUTELABHATA

## Members Present

1. Prof. Rajiv Prakash, Director IIT Bhilai	Chairman
2. Shri A K Jain, Former Special DC, CPWD	Member (over VC)
3. Shri Rajeev Garg, Ex. Supt Engineer, IWD, IIT Kanpur	Member (over VC)
4. Prof. C S P Ojha, Dept of Civil Engg, IIT Roorkee	Member (over VC)
5. Prof. Rajesh Kumar, Dept of Civil Engineering, IIT BHU	Member (over VC)
6. Wg Cdr Dr. Jayesh C S Pai (Retd), Registrar, IIT Bhilai	Member Secretary
7. Shri Subhash Pandey, Administrative Advisor, IIT Bhilai	Invitee
8. Dr. R Mayilmurugan, Assistant Professor, IIT Bhilai	Invitee
9. Dr. Rishi Ranjan Singh, Assistant Professor, IIT Bhilai	Invitee
10. Dr. Shailendra Kumar, Assistant Professor, IIT Bhilai	Invitee
11. Shri Manem Srinivas, Assistant Executive Engineer, IIT Bhilai	Invitee
12. Shri Manish Sahu, Assistant Executive Engineer, IIT Bhilai	Invitee
13. Shri Rajesh Mangwani, Junior Superintendent (Tech), IIT Bhilai	Invitee
14. Shri Naveen Rai, Assistant (Technical), IIT Bhilai	Invitee
15. Shri Kamlesh Patel, Assistant (Technical), IIT Bhilai	Invitee
16. Shri Minketan Pradhan, Junior Assistant, IIT Bhilai	Invitee
17. Shri Vijay K Vishwakarma, Executive Engineer (Elec), CPWD	Invitee
18. Shri Sanjay Kanvinde from DP1 Consultant	Invitee
19. Ms. Tanuja B K from DP1 Consultant	Invitee
20. Ms. Isha Nanda from DP2 Consultant	Invitee
21. Shri Akshaya Jain from DP3 Consultant	Invitee

## Item 1 - Welcome and opening remarks by the Chairman.

At the commencement, the Chairman welcomed the members and invitees present physically and also who were online.

The chairman appreciated the efforts made by all the team members to make things possible for the dedication of the permanent campus of the Indian Institute of Technology Bhilai to the nation on 20 Feb 2024.

## Item 2- Confirmation of minutes of the 23<sup>rd</sup> meeting of the Building and Works Committee (BWC) held on 20<sup>th</sup> November 2023.

The minutes of the 23<sup>rd</sup> BWC meeting had been circulated to all the members. The Chairman further invited comments on the floor, and in the absence of any further comments, the members passed the following resolution:

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*“The minutes of the 23<sup>rd</sup> BWC meeting of IIT Bhilai held on 20<sup>th</sup> November 2023 are confirmed.”*

**Item 3 - Action taken report on the previous meetings of the Building and Works Committee (BWC).**

The BWC was apprised of the actions taken regarding the resolutions arising from the previous BWC meeting. The members passed the following resolution:

*“BWC noted the actions taken on the resolutions of the 23<sup>rd</sup> BWC meeting held on 20<sup>th</sup> November 2023.”*

**Item 4 – a) Appraisal of Progress of Permanent campus construction by CPWD.**

- B) Appraisal on the tendering and work status of Campus Networking (active and passive), UPS, Audio-Visual, Furniture, and Campus Signage and Horticulture works.**
- c) Final completion and handover dates for the buildings and services to IIT Bhilai.**
- d) Final Costing of IIT Bhilai Phase I Stage A of the project.**

- CPWD apprised the committee that CPWD has issued a provisional completion certificate to L&T on 15<sup>th</sup> January 2024 snag/defect list. CPWD intimated that most of the work, except the signage work, has been completed. CPWD also informed the committee that they need funds from IIT Bhilai in advance to execute the remaining work. IIT agreed on this.
- When asked by the committee about LD compensation levied on the construction agency, CPWD informed that the previous EoT was given to the construction agency to keep the contract alive, and CPWD is finalizing the LD compensation amount. The committee asked CPWD to take necessary action as per norms as it is responsibility of CPWD and also to inform IIT about the final LD compensation before deciding. CPWD agreed to complete this work by 31 Mar 2024.
- CPWD apprised the committee that the construction agency has submitted a claim of 80 Cr, and CPWD is reviewing it. Shri Rajiv Garg asked CPWD to discuss it with IIT before concluding, and CPWD agreed. The committee requested IIT to review the cause of the delay and finalize the accountability of the concerned.

  
Wing Cdr. Dr. Jayesh Chandra S. Pai (Retd.)  
कुलसचिव/Registrar  
भारतीय प्रौद्योगिकी संस्थान भिलाई  
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- The committee asked the IIT team to obtain input from the various departments regarding the losses they suffered due to the delay in the completion of the project and submit it to CPWD within seven days.

**Item No 5. Appraisal on scope of work proposed for Phase B project of IIT Bhilai.**

- The Secretary presented the proposed buildings for phase B construction. He briefed the committee on the list of all buildings proposed to be constructed in phase B with a cumulative area of 1,36,343 sq. m. + 15000 sq. m. for the research park. Chairmen apprised the committee that the Phase B plan is almost the same as the one approved in the 12th meeting of BWC held on 24th July 2020, except for some minor changes.
- The details of the proposed buildings for phase B, submitted to the Ministry of Education, are enclosed in Annexure 1.

*BWC noted the same.*


**Item No 6. Appraisal on the O&M tender to be taken over by IIT from CPWD.**

- IWC apprised the committee that IIT has initiated the process for handing over the O&M tender, and CPWD shared a copy of the agreement with IWC for the perusal of the terms and conditions of the contract.
- CPWD apprised the committee that the tenure of the agreement is 12 months. Initially, CPWD will handle the contract for the first six months, and then the contract will be transferred to IIT Bhilai.
- CPWD will hand over the O&M tender w.e.f. 1<sup>st</sup> April 2024 with a one-month overlap period (1st April 2024 to 30th April 2024), and from 10<sup>th</sup> May 2024, it will be ultimately handed over to IIT Bhilai.
- IWC requested CPWD to clarify the DLP of various items/ equipment before handing over the O&M tender. A detail of expenditure made till 15<sup>th</sup> April for the operation and maintenance is also sought from the CPWD.

*BWC took note of the above.*

**Item 7: (a) Appraisal of allotment of land in Maroda (near Risali and Nevai villages)  
in lieu of Sirsakhurd land.**

**(b) Appraisal of allotment of land for Research Park.**

  
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- The Chairman apprised the committee that the flood affected the previously allotted land of 36 hectares beside the Shivrath River at Sirsa Khurd. The state administration has proposed a new land parcel of 46 hectares at Risali and Nevai village, which is around 15 km from the main campus of IIT Bhilai. The committee suggested conducting a drone survey and photography to understand better the present condition and feasibility of the proposed land. IIT agreed on this.
- Chairman apprised that state administration is in the process of providing 1500 sqm land in Durg (including one already constructed building) to IIT Bhilai for the development of an IT cum research park.

*BWC took note of the above.*

**Item 8- Provision of Flag Mast at IIT Bhilai campus by Bajaj Electricals.**

- The member secretary informed the committee that IIT Bhilai plans to install a Flag mast inside the campus. The height of the mast shall be 30.5 m (cost approx. 11.30 Lacs) in the academic area and 12.5 m (cost approx. 7.30 Lacs) in the LDC tower, respectively. The committee asked IIT not to install the flag mast on the tower due to the safety and structural stability of the mast with respect to wind forces and other environmental impacts. The committee agreed to the flag mast in the academic area.

*BWC took note of the above.*

**Item 9- Construction of sports facility on IIT Bhilai campus.**

The chairman apprised the committee that students have requested to develop a sports facility. This is planned for Phase B, which may take considerable time. IIT Bhilai needs sports facilities like:

**Facilities to be created-**

- One basketball- Concrete Top, outdoor court
- One futsal – Grass Top, outdoor court with fencing
- Two volleyball – Soil top outdoor courts with fencing
- Three indoor badminton courts- Synthetic flooring, indoor courts

**Summary of the estimate-**

- Estimated cost for Electrical works- Rs. 21,88,124.00

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- Estimated cost for Civil works- Rs. 2,12,99,574.00
- Estimated cost for horticulture works- Rs. 3,20,238.00
- Total Estimated cost – Rs. 2,38,07,936.00

The member secretary apprised the committee that the funds for the sports facility can only be provided from phase B approved funds.

*BWC took note of the above and advised that it would be better to build these facilities as soon as the funds are approved for Phase B in a permanent way as the provisions for flooring, lighting, etc., should be made as per the norms of the related sports federation of India and not in any temporary way.*

**Item No 11. Appraisal of works done by IWC and Estate in the permanent campus of IIT Bhilai.**

As per user and functionality-based requirements, IWC and the Estate department have undertaken some planned work. Details of the works with estimated costs are as follows-

**A. Through Notice Inviting Tender**

1. Construction of Shed and Platform for Environmental Chamber near CPF building at IIT Bhilai- Rs.19,16,025/-
2. Supply, Installation, testing, and commissioning (SITC) of LT panels and laying of LT cable for equipment in the CPF building at IIT Bhilai- Rs. 17,05,370/-
3. Construction of Badminton court in Boys Hostel-1, Boys Hostel-2, and Girls Hostel at IIT Bhilai- Rs. 17,92,799/-
4. Supply and fixing of MS grill of Hostels at IIT Bhilai- Rs. 9,77,376/-
5. Construction of Car and Two-wheeler parking near the LDC building at IIT Bhilai. - Rs. 12,75,565/-
6. Grassing work in the sports field near the MSH building at IIT Bhilai- Rs. 10,00,000/-
7. Interconnection and electrification work to install a three-phase UPS system at IIT Bhilai. - Rs. 8,49,145/-
8. Aluminium windows and doors in the lift lobby of Delta, Gamma, Beta, and the shopping centre. Rs. 24,17,800/- ( to be done for the safety of lifts from rainwater)

**B. Through Notice Inviting Quotation**

1. Construction of foundation for Wind Turbine at IIT Bhilai- Rs. 2,31,694.00
2. Aluminum partition work in L-5 of the LDC building of IIT Bhilai- Rs. 1,50,435.00

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3. Provision of three-phase power and single-phase 415 V/230 V; 50 Hz power supplies to the electrical machine lab at ED1-Rs. 1,48,350.00
4. Construction of foundation for rolling mill at CPF of IIT Bhilai- Rs. 3,50,000.00
5. Provision of three-phase power and single-phase 415 V/230 V; 50 Hz power supplies to the research lab 502 (A&B) at ED-1-Rs. 98,826.00
6. Aluminum partition work in Labs at Level-2 3 and 4 of the Physics building of IIT Bhilai- Rs. 3,32,042.00
7. Glass partition work in the library at level 5 of the LDC building of IIT Bhilai- Rs. 2,84,735.00
8. Supplying and fixing glass films at faculty rooms and labs of IIT Bhilai- Rs. 2,55,300.00
9. Civil & electrical works for washing machine platform and related works in the cloth washing area in Boys Hostel 1, Boys Hostel 2, and Girls Hostel- Rs. 2,55,741.00
10. Vegetation and shrub removal in IIT Bhilai Campus- Rs. 4,44,359.00

*“BWC took note of the above.”*

**Item No 11. Requirement of manpower for Estate / IWD.**

- IWC apprised the committee that Estate and IWD are facing a scarcity of Junior Level staff. Those staff are required to attend to daily operations and maintenance-related issues. Apart from these, they need to monitor the works, estimation, measurement of records, etc. The following staff are immediately required.
  - a) Junior Engineer (Civil) - 2 nos.
  - b) Junior Engineer (Electrical) - 2 nos
  - c) Junior Engineer (Mech) -1 no - for MPF works
  - d) Architect - 1 no
  - e) Data entry operators – 2 nos

Secretary BWC apprised that the DPR for Phase A and Phase B of IIT Bhilai has specified the manpower for the Estate department and recruitment is planned accordingly. The posts of Junior Mechanics and Senior Mechanics can only be recruited in Phase B. Already, as per Phase A, the amount of manpower in the Estate department is more than what has been given in the DPR. Chairman BWC also told the committee that the OH 31 budget for all IITs has been reduced and that manpower can be hired only against R&D projects.


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PERMANENT CAMPUS KUTELABHATA**

- *BWC noted the same.*

**Item No 13. Update on the tendering process and further action on the following:**

**A) Solar Installation Works at IIT Bhilai**

- BWC was apprised that IIT Bhilai has signed an MoU with NTPC Vidyut Vyapar Nigam (NVVN) on 27th February 2024 for the installation of a solar system with a generation capacity of 475kWp in the main campus. NVVN is an experienced solar sector player and a wholly-owned subsidiary of NTPC.
- NTPC has done the site survey, and they will compile and come up with the cost for the RESCO-based solar system.
- BWC advised IIT to check the rates and liaison charges for the solar system with NTPC for further concession in cost. Also, the committee asked IIT to share a copy of the MoU with BWC members for perusal.

  
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Indian Institute of Technology Bhilai			Annexure-1
Sl	Name of the building on site	Balance Phase B area allowed as per DPR 2017 and Name of the buildings different category	Proposed Areas as per the phase B buildings list in Sqm
<b>I</b>	<b>ACADEMIC ZONE BUILDINGS</b>		
		Engineering Dept 3	8,900
		Engineering Dept 4	8,900
		Engineering Dept 5	8,900
		Administration Building + Sponsored research + Admission office	9725
		Estate/IWD management office + placement cell + student gymkhana + alumni affairs	2500
		Teaching Lab building and lecture halls (2 nos of 300 capacity)	5180
		1500 seater auditorium	2250
		Maths and Liberal Arts Dept	3200
		Extension of Access corridor to connect the new buildings (Approx. 1700 sq.m)	1700
		<b>Total Academic Area</b>	<b>51,255</b>
<b>II</b>	<b>RESIDENTIAL ZONE BUILDINGS</b>		
	<b>Hostels &amp; Sport Facilities</b>		
		Boys Hostel-3	14,250
		Boy's Hostel 4	14,250
		Extension of Girl's Hostel 1	5,626
		Sports Facilities	6,000
		a) Indoor Sports complex	
		b) Open Air Theatre, Canteen & SAC	
		c) Outdoor games	
		d) Cricket, Football and Hockey grounds	
		e) Tennis courts	
		<b>Total Hostel Area</b>	<b>40,126</b>
	<b>Housing, Guest house and Campus Amenities</b>		
		ALPHA type Residential Tower 1 no	5,700
		GAMMA type residential towers - 2 no	17,538
		DELTA type residential towers - 1 no	13,465
		Visiting Faculty Housing	4,530
		Visitor's Hostel	3,029
		Community Centre and Creche+Day care	1,650
		<b>Total Residential Area</b>	<b>45,912</b>
<b>III</b>	<b>Research Park Infrastructure</b>	Industry Interaction and Incubation Centre, Research Park with buildings comprising of Offices, meeting rooms, seminar rooms, Outreach centre, Dining hall, Hostel/ stay for participants, computer labs, etc - 15000 sq.m	15,000
		Grand total area	1,52,293
<b>IV</b>	<b>SITE DEVELOPMENT AND BULK SERVICES</b>		
		Outdoor and indoor sports facilities: -Indoor sports facilities including yoga Bus stops, covered parking, waiting and designated parking areas at all the gates. High mast lights. Horticulture works and irrigation pipelines.	
		<b>IMP: IIT Bhilai is allotted 3 land parcels. Hence funds for the Engineering services, land levelling and boundary wall works at the other two land parcels is required atleast for additional 200 crores. Also land parcel K no 1184 is allotted to IIT Bhilai for connectivity with nearest Highway. Development if this 6.4 Hec land parcel is also included.</b>	
	<b>Total</b>	-	<b>1,37,343</b>

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