

**MINUTES OF THE 27th MEETING OF BUILDING AND WORKS
COMMITTEE OF IIT BHILAI HELD ON 03rd FEBRUARY 2025 AT IIT
BHILAI CAMPUS KUTELABHATA**

Members Present

1. Prof. Rajiv Prakash, Director IIT Bhilai	Chairman
2. Shri Salil Rai Shrivastava, Engineer-in-Chief, NRANVP	Member (over MS team)
3. Shri A K Jain, Former Special DC, CPWD	Member (over MS team)
4. Prof. C S P Ojha, Dept of Civil Engg, IIT Roorkee	Member (over MS team)
5. Wg Cdr Dr. Jayesh C S Pai (Retd), Registrar, IIT Bhilai	Secretary
6. Shri Subhash Pandey, Administrative Advisor, IIT Bhilai	Invitee
7. Dr. Mayil Murugan, Chairman, IWD, IIT Bhilai	Invitee
8. Dr. Shilendra Kumar, Member, IWD, IIT Bhilai	Invitee
9. Dr. Vijay S. Duryodhan, Member, IWD, IIT Bhilai	Invitee
10. Dr. Rishi Ranjan Singh, Member, IWD, 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 Shwetab Pradhan, Assistant Executive Engineer, IIT Bhilai	Invitee
14. Shri Kamlesh Patel, Assistant (Technical), IIT Bhilai	Invitee
15. Shri Minketan Pradhan, Junior Assistant, IIT Bhilai	Invitee
16. Shri Jatin Kumar, Executive Engineer (Civil), CPWD	Invitee
17. Ms. Akansksha Kesharwani, AE, CPWD	Invitee
18. Ms. Aakansha, Assistant Engineer (Civil), CPWD	Invitee
19. Mr. Mohit Kumar Verma, WAPCOS	Invitee
20. Mr. Ankit Agrawal, WAPCOS	Invitee
21. Shri Sanjay Kanvinde from DP1 Consultant	Invitee
22. Ms. Tanuja B K from DP1 Consultant	Invitee
23. Ms. Sandeep Khushi, from DP2 Consultant	Invitee
24. Shri Akshaya Jain from DP3 Consultant	Invitee

Item 1 - Welcome and opening remarks by the Chairman.

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

Chairman apprised the committee that IIT Bhilai phase B project was considered in the budget session of 2025 along with other 3G IITs. Nearly 1706.17 Cr. Will be allocated for the construction and equipment/furniture. IIT Bhilai is waiting for the official communication from the Ministry of Education and accordingly a meeting shall be conducted after the official letter is issued.

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Chairman also informed the committee that CPWD had returned some balance amount which IIT Bhilai is using for infrastructure development and balance amount of CPWD will be returned to MoE as per their instructions.

Item 2- Confirmation of minutes of the 26th meeting of the Building and Works Committee (BWC) held on 09th October 2024.

The minutes of the 26th BWC meeting had been circulated to all the members. The secretary invited comments from the members on the floor, and with the concurrence of all present, the BWC passed the following resolution:

"The minutes of the 26th BWC meeting of IIT Bhilai held on 9th Oct 2024 are confirmed."

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

"BWC noted the action taken report."

Item 4 – a) Appraisal on expenditure statement of the contingency amount, payment/reimbursement statement of EPF/ESIC and other payment details. (by CPWD).

- Mr Jatin Kumar, EE (Civil) from the CPWD submitted the building wise expenditure of fund, extra item, escalation, GST reimbursement on RA bills, GST reimbursement on Escalation, testing charges, contingencies upto Jan 2025 and EPF reimbursement details are received as on 03rd Feb 2025. BWC noted the above and asked IIT to scrutinize the fund expenditure submitted by CPWD.
- Additionally, BWC asked CPWD to provide details of the interest earned by CPWD on the funds transferred to CPWD for the disbursement of advances. Chairman also sought details of the interest charged to L&T on behalf of the mobility advance. Furthermore, BWC members wished to know when these interest amounts will be reimbursed to IIT Bhilai.
- IIT apprised the committee that it had raised the issue regarding the level of detailing in the submitted BIM models during the last BWC meeting. CPWD was asked to vet the BIM models submitted by L&T. However, CPWD has not yet responded on the matter. Since the BIM models are intended to aid in future aspects and maintenance, the committee requested CPWD to submit the report on the BIM models within 15 days. CPWD agreed.

b) Appraisal about resolution of dispute redressal committee (DRC) in the matter of construction of permanent campus of IIT Bhilai.

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- CPWD informed the committee that L&T has approached the Dispute Redressal Committee (DRC). The DRC founded by Additional Director General (ADG) CPWD Bhopal chaired by the Chief Engineer Bhopal 1st met on 10th Jan 2025 and rejected all the claims including interest upto July 2024.

BWC members took note of the above and asked the CPWD representative to escalate the pending issues to his ADG or DG.

Item No 5. Appraisal on status of works carried out by CPWD for IIT Bhilai

- a) Permanent Campus of Indian Institute of Technology Bhilai at Kutelabhata, Durg, Chhattisgarh Phase-1 (Stage-1) SH: Supplying and laying of LT cable for CPWD office.**
 - b) Balance rectification works in DP1 buildings, Ancilliary buildings and External Services.**
 - c) Balance rectification works in DP2 buildings, DP3 buildings, Boundary wall and Canal**
- CPWD informed the committee that cable laying work at the CPWD office has completed and scrutiny for the payment is under process.
 - The completion date for balance work in DP1 building, ancillary building and external services is 09/04/2025 and for the DP2, DP3, boundary wall and canal is 10/02/2025.
 - CPWD will apprise the committee in the next meeting of BWC regarding the complete list of work executed as extra cost. Chairman, BWC asked CPWD to do not initiate any extra work from now onward.
 - Committee expressed concern regarding pace of compliance in DLP related issues. Various issues related to electrical are not resolved on timely manners. CPWD inform that there is no electrical representative at IIT Bhilai site from CPWD. Chairman asked CPWD to appoint at least one point of contact for the DLP related issue.
 - BWC took note the above and asked IIT to resolve the maintenance issue at the risk and cost of the contractor. Committee also asked IIT to invite bids giving copy to CPWD and L&T and the same amount to be deducted from the deposited amount of the contractor
 - Committee asked IIT to ask CPWD for arrange a meeting with Chief engineer CPWD regarding DLP issue at the earliest.

BWC members took note of the above and asked the Chairman BWC to escalate the pending issues to the CE.

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Item No 6. Status update on Day-to-Day O&M service in IIT Bhilai

a) Appraisal on the extension of contract of Unique Engineers Pvt Ltd. for O&M service for IIT Bhilai campus.

- CPWD had appointed M/s Unique Engineers as the Operations and Maintenance (O&M) agency for IIT Bhilai, with a tenure from November 11, 2023, to November 10, 2024. A three month extension with the approval of the competent authority was given to M/s Unique Engineers till 27th January 2025 to ensure the continued operation of the campus till the time new O&M agency got appointed.

b) Status update on appointment of M/s Vishnu Construction Company as new agency for O&M service of IIT Bhilai campus

- A tender was floated on November 13, 2024, for the day-to-day maintenance and operation of civil and electrical works of the IIT Bhilai campus. Three out of Four bidder were found technically eligible for financial evaluation.
- The financial bids were opened and the lowest bidder was M/s Vishnu Construction Company, with a quoted amount of Rs. 4,62,28,516.88, which is 7.50% below the estimated cost of Rs. 4,99,76,775/-.
- A Letter of Commencement (LoC) has been issued to M/s Vishnu Construction Company and they have assumed the responsibility of operation and maintenance of IIT Bhilai on January 28, 2025.

BWC took note of the above.

Item No 7. Appraisal on consultant's payment and performance guarantee return.

- On the recommendation of BWC a meeting was held to formulate the procedure on return of Performance guarantee submitted by consultants. Since there is no concrete information about the phase B work form the ministry, the committee requested IIT to return the entire amount of PBG. The Consultant will sign the supplementary agreement with IIT confirming that they will offer their consultancy services to IIT Bhilai on the same terms and conditions of executing RFP as and when phase B work is confirmed.
- The consultant will submit an alternate PBG of the prescribed value as a supplementary agreement to ensure continuity of the contract with IIT Bhilai. Meanwhile, IIT shall return the previously submitted PBG to the consultant. The detailed clauses will be as per the MoM dated 27th December 2024, as mentioned in Annexure I. The supplementary agreement will also include the methodology for the reimbursement of PBG for Phase B works.

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BWC took note of the above and asked IIT to put up before the FC and BoG for further approval.

Item No 8. Appraisal on WAPCOS's payment issues.

- IIT Apprised the committee that M/s WAPCOS Ltd has appointed as TPQA agency for Construction of IIT Bhilai project by IIT Bhilai. Its tenure was till the time of completion of project. As per contract maximum fee payable to the TPQA Consultant shall be pegged to Rs. 3.60 Cr. Payment for TPQA services will be made commensurate to the progress of construction work at site and payment made towards contractor for work done.
- As per CPWD Final Bill total amount of work done Rs 7,09,99,19,109/- and amount payable to M/s WAPCOS Ltd is Rs.3,55,07,979/-.
- Out of that payable amount IIT has paid 3,53,36,927/- till date with hold of Rs.28,50,000/- for non-compliance of services.
- IIT apprised the committee that Wapcos have to submit Building and services wise completion reports along with vetting of as built drawings and BIM models for final processing bills.
- Mr. Arun Kumar form WAPCOS informed the committee that building wise draft is being prepared and they will submit it within three weeks.
- As per the tender condition of engagement of third party quality assurance (TPQA), the payment for TPQA services will be made commensurate to the progress of construction work at site and payment made towards contractor for work done.

BWC noted the fact given by IIT and suggest for pending compliance. The hold amount may be released after further review.

Item No 9 Appraisal on Development of IT park in Durg.

Chairman informed the committee that Govt. of Chhattisgarh has given one building to IIT Bhilai for development of IT park on lease basis. The papers for this are yet to be received as local elections were taking place. The amount of lease shall be borne by the respective companies and shall be paid to district administration as per the PWD rates. A MoU will be signed between IIT Bhilai and District administration, Durg when the official papers are received and IIT Bhilai shall act as bridge between the state of Chhattisgarh and companies. Chairman also informed that such initiatives are under process with other districts as the State of Chhattisgarh wants IT and Electronics outreach in the State.

BWC noted the above and congratulated Director, IIT Bhilai for this development.

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Item No 10. Appraisal on Energy audit of IIT Bhilai Campus.

A committee had been formed by the Chairman, BWC for the purpose of energy audit at the IIT Bhilai campus for better utilization of resources. The energy audit committee first met on 22nd Jan 2025 and requested to appoint an external energy auditor through EoI for various services like HVAC, WTP, STP, DG, UPS, and other services consuming electricity. Also IIT may take help of experts or a third party.

BWC took note of the above and advised IIT to check the rates for doing energy audit of the campus from BEE certified auditors.

Item No 11. Appraisal of works executed/ to be executed by IWC and Estate.

A. Works executed/being executed through Notice Inviting Tender:

1. Provision of backup power cable and switch gear in the residential building of IIT Bhilai- ₹ 20,40,090.00
2. Day to Day Maintenance and Operation for Civil and Electrical Works of Campus of Indian Institute of Technology Bhilai at Kutelabhata, Durg, Chhattisgarh- ₹ 4,99,76,775.00
3. Synthetic flooring for basketball courts at IIT Bhilai- ₹ 8,95,232.00
4. Providing High Mast Flood Lighting for Football, Volleyball and Basketball grounds at the specified location at IIT Bhilai - ₹ 1,37,66,515.00
5. Single phase and three phase electrical wiring in the ED2 building Teaching and Research Labs- ₹ 13,15,142.00
6. Fencing around the basketball court at IIT Bhilai- ₹ 11,19,499.00
7. Site survey, design, engineering, supply, installation, testing and commissioning of 475 kWp solar PV project on the rooftop of various buildings of IIT Bhilai, including operation & maintenance of the system for a period of 25 years under RESCO model after operational acceptance.
8. Construction of road to the meter room at IIT Bhilai- ₹ 29,75,377.00
9. Restoration of helipad area for making sports field after President visit as extra item from the work "Sports field levelling, grassing and basketball court flooring works at IIT Bhilai".
10. Partition and furniture including lab furniture etc.

B. Works executed/being executed through Notice Inviting Quotation:

1. Supply of diesel to IIT Bhilai on credit basis for running the DG sets for a period of one year
2. Fixing of Brick partition in toilets in hostels at IIT Bhilai- ₹ 2,71,413.00

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C. List of Proposed Works:

1. Fencing around the sports area at IIT Bhilai- ₹ 27,02,558.00
2. Pathway construction in landscape area at IIT Bhilai- ₹ 17,17,741.00
3. Single phase electrical wiring in the CPF building at IIT Bhilai- ₹ 9,93,490.00
4. Glazing and civil works at SD and ED building at IIT Bhilai- ₹ 11,08,540.00
5. Construction of two-wheeler parking behind ED1 & ED2 building and car parking near Beta building at IIT Bhilai - ₹ 29,70,452.00
6. Creation of Faculty Cabins at Level 3 of SD1 and SD2 building of IIT Bhilai- ₹ 6,03,720.00
7. Supply of water filter accessories for maintenance of water purifiers of Hostels and Mess Block of IIT Bhilai- ₹ 1,11,675.00
8. Provision of Shed over STP of IIT Bhilai- ₹ 1,45,923.00
9. Supply of Garden Pipes for Horticulture purposes at IIT Bhilai- ₹ 1,52,692.00
10. Supply of materials & services for cricket pitches and supply of materials for Happiness and Wellness centre of IIT Bhilai- ₹ 1,48,608.00
11. Supply and installation of consumables for completing split AC installation at different buildings of IIT Bhilai- ₹ 4,45,800.00
12. Horticulture development works in hostel, Gate no 2 and health centre
13. Repairing and Painting of CPWD office
14. Installation of Speed breaker and blind mirror
15. Procurement of E-kart and Roller

BWC took note of the above and gave in principal approval to the Chairman to approve the works on a case-to-case basis.

Item No 12. Any other item with the permission of the chair.


- Chairmen IWD has requested Chairman BWC for provision of play equipment for Children play area near residential zone. Estate/IWD apprised the committee that cost of the mentioned equipment shall be around Rs. 6.00 lacs.
- Estate/IWD requested for procurement of E-kart vehicles for movement and transport materials within the campus. Additionally, Estate/IWD apprised the committee about the requirement of electrical/civil tools and scoff holdings for maintenance purposes.
- The Chairman of the Building Works Committee (BWC) informed the committee about a proposed scheme for procuring solar power from an external vendor. This approach aims to optimize resource utilization by

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saving both physical space and financial expenditure for IIT, which would otherwise be required for setting up an in-house solar power generation system. After deliberation, the committee asked Estate/IWD to explore the feasibility of purchasing solar power directly from a vendor, including assessing cost-effectiveness, regulatory compliance, and potential long-term benefits for the institution.

The meeting ended with thanks to the chair.




विंग कमाण्डर डॉ. जयेश चन्द्र शंभू पाई (सवानवृत्त),
Wing Cdr. Dr. Jayesh Chandra S. Pai (Retd.)
कुलसचिव/Registrar
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