

आईआईटी भिलाई की भवन एवं निर्माण समिति की 28वीं बैठक का कार्यवृत्त /
MINUTES OF THE 28th MEETING OF BUILDING AND WORKS
COMMITTEE OF IIT BHILAI.
HELD ON 16th May 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
3. Shri Rajiv Garg, Ex. Supt. Engineer, IWD, IIT Kanpur	Member
4. Shri A K Jain, Former Special DG, CPWD	Member (over Google meet)
5. Prof. C S P Ojha, Dept of Civil Engg, IIT Roorkee	Member (over Google meet)
6. Prof. Rajesh Kumar, Dept of Civil Engineering, IIT BHU	Member (over Google meet)
7. Wg Cdr Dr. Jayesh C S Pai (Retd), Registrar, IIT Bhilai	Secretary
8. Shri Subhash Pandey, Administrative Advisor, IIT Bhilai	Invitee
9. Dr. Mayil Murugan, Chairman, IWD, IIT Bhilai	Invitee
10. Dr. Shilendra Kumar, Member, IWD, IIT Bhilai	Invitee
11. Dr. Vijay S. Duryodhan, Member, IWD, IIT Bhilai	Invitee
12. Dr. Rishi Ranjan Singh, Member, IWD, IIT Bhilai	Invitee
13. Shri Manem Srinivas, Assistant Executive Engineer, IIT Bhilai	Invitee
14. Shri Manish Sahu, Assistant Executive Engineer, IIT Bhilai	Invitee
15. Shri Shwetabh Pradhan, Assistant Executive Engineer, IIT Bhilai	Invitee
16. Shri Kamlesh Patel, Sr. Assistant (Technical), IIT Bhilai	Invitee
17. Shri Minketan Pradhan, Junior Assistant, IIT Bhilai	Invitee
18. Shri Jatin Kumar, Executive Engineer (Civil), CPWD	Invitee
19. Ms. Aakansha, Assistant Engineer (Civil), CPWD	Invitee
20. Shri Rajesh Usendi, Assistant Engineer (Electrical), CPWD	Invitee
21. Mr. Mohit Kumar Verma, WAPCOS	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.

- The Chairman welcomed all members and invitees present physically and those attending online. He informed the committee that the Phase B project of IIT Bhilai has been sanctioned in the budget and approved by the Cabinet. He emphasized the need to begin preparations as the funds are expected to be released shortly. The official letter is expected shortly.



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- Chairman asked the members to assess the possibility for parallel construction of phase B in two parts one for academic area and second for residential and hostel areas. He mentioned that the architectural planning is largely complete but minor revisions may be needed.
- Expressing concern over the continued high electricity bills despite various measures, the Chairman directed the members to explore the potential for solar energy generation, citing the availability of ample space at both the Kutelabhata campus and the expected Risali land parcel.
- The Member Secretary further informed the committee about the appointment of Dr. Suresh Haware as the new Chairman of the BoG, IIT Bhilai. On behalf of all BWC members, he extended a formal welcome to the Chairman, BoG.

Item 2- Confirmation of minutes of the 27th meeting of the Building and Works Committee (BWC) held on 03rd February 2025.

The minutes of the 27th 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 27th BWC meeting of IIT Bhilai held on 03rd February 2025 are confirmed."

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

"BWC noted the action taken report as presented."

Item 4 – Update on the dispute on Sirsakhurd village land parcel allotted to IIT Bhilai.

- Member Secretary apprised the committee that IIT Bhilai has been allotted three land parcels at Kutelabhata, Sirsakhurd, and Naya Raipur by the Chhattisgarh government. Campus development under Phase A has been completed at the Kutelabhata land parcel. Phase B was planned at Kutelabhata and Sirsakhurd.
- IIT Bhilai has initially planned to develop its residential zone at the Sirsakhurd land parcel site in Phase B, which is situated adjacent to the Shivrath River. The total area of this land parcel is 87.04 acres (35.24 hectares).
- The land at Sirsakhurd village submerged under flood water from the adjacent river during the rains, and that is why IIT has requested for another suitable land.
- Recently, IIT Bhilai came to know that BSP has raised a formal objection to the district administration regarding the transfer of its land at Sirsakhurd village to IIT Bhilai and also the alternative land at Risali.



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- The matter was escalated to the district administration vide letter dated 25 April 2025 and formal response is awaited. However, the Collector's office has verbally assured that now the Risali land parcel will be transferred by June 2025 instead.

The BWC noted the update.

Item No 5. Update on dispute raised by L&T regarding financial matter of construction of permanent campus of IIT Bhilai. (Presented by CPWD)

- CPWD updated IIT Bhilai that after conclusion of DRC in January 2025, in the matter of construction of permanent campus of IIT Bhilai (Phase-I, Stage-I executed vide agreement no. 01/EE/ & SM(C) -I /Bhilai /2020-21), the contractor M/s Larsen & Turbo Ltd. approached the Additional Director General CPWD, Bhopal for appointment of Arbitrator as per clause 25 of the General Conditions of Contract under the contract Agreement.
- The total claim of the contractor is Rs. 1,63,88,24721/- including interest claim up to 31/12/2024.
- The contractor has nominated Shri Sarvagya Kumar Srivastava (retired Engineer-in-Chief, Public Works Department, Govt of NCT Delhi, Spl. Director General, CPWD) as one member of the three-member Arbitral Tribunal.
- The CPWD has appointed Shri Arun Kumar Trivedi as second member of Arbitral Tribunal. Further the Arbitrator will appoint the Presiding Arbitrator as the third member of the Arbitral tribunal.
- BWC members objected to the appointment of Shri Sarvagya Kumar Srivastava as member of the arbitrate tribunal, due to a potential conflict of interest as he worked in IIT Bhilai till 2022 during the construction of Phase I Stage I and instructed IIT to officially raise the concern with CPWD. Also, BWC showed serious objection on this arbitration matter and the way CPWD is handling it.

The BWC took note of the arbitration issue and the objections.

Item No 6. Update on the rectification and repair work carried by CPWD under DLP.

- As per the recommendation of BWC, IIT wrote twice to CE, CPWD regarding the DLP issues. After there was a nil response, the matter was escalated to the DG, CPWD. Post intervention of DG, CPWD, a meeting was held on 15 May 2025 with CPWD regarding DLP matters.
- IIT has already listed the ongoing and long-pending DLP issues and submitted them to CPWD for resolution. The committee asked CPWD to deploy a dedicated team from L&T for DLP related issues of IIT Bhilai campus.
- BWC observed negligence of CPWD/L&T regarding resolution of DLP-related issues and showed displeasure over the lack of attention to the DLP issues.



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Mr. A.K. Jain, BWC member, advised the CPWD to extend the DLP period if L&T fails to respond and emphasized prioritizing the DLP issues.

The committee asked CPWD to not release half the amount of SD as mentioned in the agreement. BWC asked CPWD if these DLP issues are not resolved within 3 weeks' time, then CPWD should get it done through a third-party agency at the risk and cost of L&T.

CPWD agreed to the directives.

Item No. 7. Discussion on engagement of Project Management Consultant (PMC) for Phase B project of IIT Bhilai.

- IIT apprised the committee that Phase B works of IIT Bhilai expansion has been approved by GOI. The cost approved for construction is Rs. 1,188.97 Cr. It includes built-up area of 1,36,343 sqm. for Academic, Residential, Hostels, sports facilities and external engineering services and additional area of 15,000 sqm. for research park (a total of 151343 sqm).
- IIT apprised the committee that some of the 3G IIT have initiated the internal discussion and planning for Phase B. Some of them have also chosen Public Sector Undertakings (PSUs) as their PMC.
- IIT Bhilai needs to initiate planning and design of Phase B and appointment of PMCs.
- Chairman asked IWD/Estate to have a meeting with BWC members regarding the discussion on Phase B and its way forward for planning & execution, and appointment of PMCs. IIT must report the outcome of this meeting to the Chairman so that the same can be put up before the upcoming meetings of FC and BoG for further approval. IWD/Estate agreed on this.

BWC took note of the above.

Item No 8. Appraisal on Final report submitted by WAPCOS. (Presented by WAPCOS).

- Mr. Mohit from WAPCOS presented the final observation report before the committee. After reviewing the report, BWC asked IIT to forward this report to CPWD for necessary compliance. CPWD agreed to make all such compliances.
- BWC expressed serious concern over the potential hazard of falling stone cladding and asked WAPCOS to check all wet stone cladding of each building and submit a report to IIT.

WAPCOS agreed on this.



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Item No 9 Update on the incorporation of Solar power and status of energy audit at IIT Bhilai.

- The Solar Committee informed that IIT signed an MoU with SECI in February 2024 for rooftop solar panels. A tender was floated by IIT in December 2024 but was cancelled due to the single participation.
- In January 2025, SECI called for a tender under RESCO for IIT Bhilai with 4 other similar projects from across the country. The bid submission was closed on March 5th, 2025, and SECI informed that there was healthy participation. Technical evaluation is under progress, and IIT Bhilai is waiting to hear from them. BWC took a note on this and asked to take follow-up from SECI.
- Regarding the energy audit of campus, in last BWC meeting IIT had apprised that a committee has been formed for the purpose of energy audit of various services like HVAC, WTP, STP, DG, UPS, and other services which are consuming electricity.
- The energy audit committee proposed to appoint qualified BEE Accredited Auditors by calling an EoI and understanding the complete scope of work for the installed services. BWC has given approval for this.
- Additionally, BWC has proposed setting up an Energy Audit cell in IIT Bhilai which can be approached by other campuses across Chhattisgarh and adjacent states to provide energy audit services and be turned into a revenue generating cell.

BWC gave approval for this initiative.

Item No 10. Appraisal of the financial implications involved in the periodic renewal of statutory approvals obtained by IIT Bhilai.

- IIT apprised the committee that, in compliance of environmental clearance, Institute has obtained consent to establish (CTE) from the Chhattisgarh Environment Conservation Board prior to start of construction work of IIT Bhilai Phase A.
- IIT had also obtained approval for the consent to operate (CTO) for a period of one year till 20th February 2025. An amount of Rs 25,00,000/- has been paid for the CTE & CTO initially. However, during the renewal process of CTO, it has learnt that an amount of Rs. 7,50,000/- is required to be submitted annually as renewal fee.
- Being a centrally funded institute IIT has written a request letter to Chairman, Chhattisgarh Environment Conservation Board, Raipur for waiving the CTO renewal fee and their response is awaited.

BWC took note of the above and asked for follow-up.

Item No 11. Appraisal on the status of implementation of Complaint Management System.



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- IIT Bhilai has requested several IIT's to provide their complaint management system for proper handling of day-to-day operation and maintenance of campus civil, electrical and associate services.
- IIT Gandhinagar has given its consent to provide its in-house complaint management system to IIT Bhilai without any financial implication.
- ITIS team of IIT Bhilai is coordinating with IIT Gandhinagar for installation and implementation of that system. The system will be operational in IIT Bhilai in upcoming days.

BWC took note of the update.

Item No 12. Appraisal of works executed/ to be executed by IWC and Estate.

A. Works executed/being executed through Notice Inviting Tender (NIT):

1. Fencing around the sports arena 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. Transportation of soil for development of lawn at IIT Bhilai - ₹ 7,35,245.00
8. Providing, Fixing and Commissioning of Water Irrigation System for Sports field at IIT Bhilai- ₹ 5,15,312.00
9. Providing and Fixing of Speed Breakers and Convex Mirrors in Roads at IIT Bhilai- ₹ 2,71,558.00

BWC took note of the above.

B. Works executed/being executed through Notice Inviting Quotation (NIQ):

1. Supply of water filter accessories for maintenance of water purifiers of Hostels and Mess Block of IIT Bhilai- ₹ 1,11,675.00
2. Provision of Shed over STP of IIT Bhilai- ₹ 1,45,923.00
3. Supply of Garden Pipes for Horticulture purposes at IIT Bhilai- ₹ 1,52,692.00
4. Supply of materials & services for cricket pitches and supply of materials for Happiness and Wellness center of IIT Bhilai- ₹ 1,48,608.00
5. Supply and installation of consumables for completing split AC installation at different buildings of IIT Bhilai- ₹ 4,45,800.00



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6. Construction of a foundation for the installation of Sculpture artwork near Shabri Chowk at IIT Bhilai- ₹ 2,48,424.00

BWC took note of the above.

C. List of Proposed Works:

1. Painting works in MSH flats - ₹ 4,11,240.00
2. Development of Children's play area - ₹ 6,00,000.00
3. Boundary wall repair works. - ₹ 15,40,135.00
4. Car Parking shed for residential area - ₹ 45,00,000.00

BWC took note of the above and asked to submit detailed estimates for the additional work of the Children's play area and Car parking shed.

D. Deviation in O&M services rendered by M/s Unique Engineers Pvt. Ltd.:

M/s Unique Engineers Ltd. was appointed by CPWD from 11th November 2023 for a period of one. CPWD was handling monitoring responsibility from 11th November 2023 till 10th May 2024, and then handed over the contract to IIT Bhilai via a tripartite agreement. The original agreement period was till 10th November 2024; however, as per the institute's requirement, the contract was initially extended from 11th November 2024 to 10th January 2025 vide letter no. IITBhilai/Estate/813 dated 08/11/2024 and furthermore, the contract was extended from 11th January 2025 to 27th January 2025 vide letter no. IITBhilai/Estate/840 dated 09/01/2025.

The expenditure that occurred during the execution of work is Rs. 4,12,53,354.00. The estimated cost put to tender (ECPT) was Rs. 4,96,50,464.00, the accepted tendered cost was Rs. 4,66,71,436.00, and the total expenditure including the deviation is Rs. 4,12,53,354.00. The total expenditure is under the approved AA & ES.

BWC took note of the above.

Item No 13. Status update on construction of water supply scheme for IIT Bhilai by PHED, GoCG.

- IIT apprised the committee that at present 80% of work of construction of WTP has completed and time overrun has observed. As per the revised timeline given by PHED, the work shall be completed by the 25th of May 2025, but as per IIT's observation on physical progress at WTP site, it shall be completed by the end of this year. BWC showed concern over the delay in completing the work and asked IIT Bhilai to pursue the matter with the executing agency.
- Additionally, the PHED team has formally requested an electrical connection for WTP from substation near residential zones such as CSPDCI. Unable to provide separate connection to WTP.



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- The IIT team has jointly inspected the route and checked the feasibility of substation for providing electrical connection to WTP and found it viable. Expenditure for the same will be borne by PHED.

BWC noted the above and given the go-ahead for electricity connection.

Any other item with the permission of the chair.

- In last meeting of BWC it has decided that the PBG submitted by the consultant will be released after the upcoming BoG and FC meetings. The Member Secretary proposed releasing the PBG beforehand and reporting it later to FC and BOG.
- Chairman asked IWD/Estate IIT to release the PBG within 10 days. IWD/Estate agreed on this.

The meeting ended with a vote of thanks to the chair.



सचिव / Secretary

भवन एवं निर्माण समिति, आईआईटी भिलाई
Building & Works Committee, IIT Bhilai

विंग कमाण्डर डॉ. जयेश चन्द्र एस. पै. (सेवानिवृत्त)
Wing Cdr. Dr. Jayesh Chandra S. Pai (Retd.)
कुलसचिव/Registrar
भारतीय प्रौद्योगिकी संस्थान भिलाई
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