



MINUTES OF 33rd MEETING OF THE BUILDING & WORKS COMMITTEE HELD ON 9th February 2024 AT 02.00 PM THROUGH WEBEX(ONLINE) & Oom room, NATIONAL INSTITUTE OF TECHNOLOGY, TIRUCHIRAPPALLI.

PRESENT:

1. Dr G. Aghila - Chairperson
Director,
NIT Tiruchirappalli
2. Shri. Anil Kumar - Member
Director (Finance) - F.I
MoE, Govt. of India
3. Shri. Veena Dunga - Member
Under Secretary, (NIT-Division),
MoE, Govt. of India
4. Dr K. Baskar - Member
Dean (Planning & Development)
NIT Tiruchirappalli
5. Shri. Maruthanayagam Dhayalan - Member
Power grid corporation of India ltd
Tamil Nadu
6. Dr R. G. Robinson, Professor, - Member
Department of Civil Engineering
Indian Institute of Technology Madras
Chennai – 600 036
7. Dr N. Thamaraiselvan - Member Secretary
Registrar i/c
NIT, Tiruchirappalli
8. Dr G. Saravana Ilango -Member
BoG Member
NIT, Tiruchirappalli
9. Dr Jeevan Joseph - Special Invitee
Associate Dean (Planning & Development)- Civil
NIT Tiruchirappalli

10. Dr D. Kannamma - Special Invitee
Associate Dean (Planning & Development) - Civil
NIT Tiruchirappalli
11. Dr Karthik Thirumala - Special Invitee
Associate Dean (Planning & Development) - Electrical
NIT Tiruchirappalli
12. Er. R. Narayanan - Special Invitee
Executive Engineer,
NIT Tiruchirappalli

The Chairperson welcomed the Members and Special Invitees to the 33rd Meeting of the Building and Works Committee and briefed the B&WC about the observations since the last B&WC Meeting. Thereafter the Agenda items were taken up for discussion.

ITEM No. 1 CONFIRMATION OF THE MINUTES OF THE 32nd MEETING OF THE BUILDING and WORKS COMMITTEE HELD ON 25.10.2023

The Minutes of the 32nd Meeting of the Building & Works Committee (B&WC), NIT Tiruchirappalli held on 25th October 2023 were confirmed as circulated.

RESOLUTION 33/B&WC/2024/1	RESOLVED THAT The Minutes of The 32nd Meeting of Building & Works Committee Be Confirmed.
--	---

ITEM No. 2 ACTION TAKEN REPORT ON THE MINUTES OF THE 32nd B&WC MEETING HELD ON 25.10.2023.

The details of Action Taken on the decision of the B&WC are given below: -

Resolution No.	Gist of the Decisions of 32nd Meeting of the B &WC	Action Points / Action Taken
32/B&WC/2023/1	Confirmation of the Minutes of the 31 st Meeting of B&WC	Confirmed.
32/B&WC/2023/2	Action Taken Report on the Previous Meeting of the B&WC.	Appropriate actions were taken
32/B&WC/2023/3	Approval of New work proposal Item no: 3(i)- Prioritisation of the proposals submitted in the 31st B&WC 3(ii)- Construction of Innovation Park 3(iii) Construction of Admin Annex	Six different work submitted in 31st BWC were prioritised in 32nd BWC along with proposed funding sources. Request submitted to CPWD to provide the Preliminary Estimate (PE) for further process. Yet to be received from CPWD Request submitted to CPWD to provide the Preliminary Estimate (PE) for further process. Yet to be received from CPWD

	<p>3(iv)- Providing land and access road to Kendriya Vidyalaya school in NIT Trichy campus</p> <p>3(v)- Construction of Sewage Treatment Plant (STP)</p> <p>3(vi)- Expansion of the campus electrical network for increased load demand and six new annex buildings</p> <p>3(vii)- 2 MW Solar Power Plant installation</p> <p>3(viii)- Annex building for ECE Department</p> <p>3(ix)- Modernisation of Main entrance for NITT campus</p> <p>3(xi)- Construction of new building for Nursery School</p> <p>3(xii)- Re-carpeting of damaged road in Institute – Resubmission</p> <p>3(xiii)- Construction of Hostel under PM-AJAY scheme</p>	<p>Upon the suggestions of BWC, this will be placed in MoE for necessary approval.</p> <p>Request submitted to CPWD to provide the Preliminary Estimate (PE) for further process. Yet to be received from CPWD</p> <p>Request submitted to CPWD to provide the Preliminary Estimate (PE) for further process. Yet to be received from CPWD</p> <p>The feasibility study for RESCO model has to be carried out and discussions are progressing.</p> <p>Technical details are to be arrived based on Department requirements. It requested to the department to provide the details</p> <p>A committee has been formed by NITT administration for finalising the design of the main entrance. Architectural design work is initiated through faculty member in Department of Architecture, NIT Trichy</p> <p>Request submitted to CPWD to provide the Preliminary Estimate (PE) for further process. Yet to be received from CPWD</p> <p>Request submitted to CPWD to provide the Preliminary Estimate (PE) for further process. Yet to be received from CPWD</p> <p>Application has to be submitted to the Ministry of Social Justice, GoI stating the fund allocation approved in the Last BWC/BoG. It is in process</p>
<p>32/B&WC/2023/4</p>	<p>PROPOSALS FOR RATIFICATION OF ADDITIONAL EXPENDITURE IN THE WORKS BY CPWD</p> <p>a) Additional expenditure for “Construction of Multipurpose Hall” (GJCH-Golden Jubilee Convention Hall) – July 2013 Rs.2.76 Cr</p>	<p><u>For all the items 4(a) to 4(g)</u></p> <p>72nd BoG resolved to submit the details of the ratification proposals from ‘a’ to ‘g’. Coordinating with CPWD to collect</p>

	<p>b) Additional expenditure incurred during the construction of Amber hostel – Dec- 2012 Rs.0.44 Cr.</p> <p>c) Additional expenditure for “Conversion of OH Lines into UG Cable for Street lights and Service connections. – Dec- 2012 Rs.0.25 Cr</p> <p>d) Additional expenditure for “Purchase of 750 kVA DG set at NIT, Trichy” - Sep- 2013 Rs.1.22 Cr</p> <p>e) Additional expenditure for “Rewiring of 9 Nos... of hostels including Coral, Opal A, B, C, Coral and Jade Hostel”- Apr-2014 Rs.2.27 Cr</p> <p>f) Additional expenditure for “Augmentation of LT Electrical installation at various buildings”. Mar- 2014 Rs.0.29 Cr</p> <p>g) Additional expenditure for “Providing AC for Barn hall” at NIT, Trichy</p>	<p>appropriate information and it will be presented in the forthcoming B&WC.</p>
32/B&WC/2023/5	<p>Ratification and approval of the Works executed & undertaken by the Estate Department from 01-03-2023 to 30-09-2023</p>	<p>Ratified and appropriate actions were taken</p>
	<p>Progress report of various construction works entrusted to CPWD</p>	<p>The progress of work carried out by CPWD was inspected by the committee.</p>

<p>RESOLUTION 33/B&WC/2024/2</p>	<p>RESOLVED THAT the action taken on the decisions of the 32nd Meeting of Building & Works Committee be noted.</p>
---	--

ITEM No. 3 APPROVAL FOR NEW WORKS

i	Renovation of 1st year Hostel Buildings (5 hostel blocks)	Rs. 8.5 Crore
----------	---	----------------------

There are 23 Boys Hostels and 6 Girls Hostels in the Institute that were built during different time period. Few of the hostel buildings require moderate to severe renovation work to meet the functionality requirement. Among them, the following hostels namely, Garnet- A, Garnet-B, Garnet-C, Agate, and Opal-C are prioritised based on the needs. The renovation works include floor tiling, civil/electrical repair work and internal/external painting.

The floors of these buildings are finished with cement concrete flooring while construction and surface damages have been observed in several locations. So, it is proposed to lay tiles to enhance the living conditions and enable efficient maintenance of the flooring of these hostel buildings.

All the above five hostels are of G+2 storey buildings constructed without lift facility. Considering the differently abled students residing in these hostels it is proposed to provide one lift in each hostel. As there are no provisions, new lift wells are to be newly constructed in each hostel. These works are of utmost priority and need immediate attention. Therefore, the renovation of the aforementioned hostels with an estimated budget of Rs.8.5 Crores from the IRG and Hostel fund was proposed.

The proposal was recommended by Building and Works Committee to FC & BoG for further approval, under IRG and Hostel fund. However, it was suggested to ensure that the provision of lift in G+2 storied building has to be in compliance with CPWD norms.

ii	Painting of Old Hostels (Six hostels proposed in Phase-I out of IV)	Rs. 3.2 Crores
-----------	--	-----------------------

The hostel buildings require both interior and exterior painting as the buildings are not painted in the last five to ten years. Owing to the continuous occupancy of these hostels, the painting works can only be taken up in a phased manner. In this regard, six hostels as detailed below are identified for painting in the Phase - I. This routine procedure will ensure the painting of all the hostels once every four years.

NIT, Tiruchirappalli, is a fully residential campus where all the UG and PG students are staying in the hostels. It is very much essential to provide a better environment so that they feel motivated and comfortable.

The proposal was recommended by Building and Works Committee to FC & BoG for further approval, under IRG and Hostel fund with an estimated budget of Rs.3.2 Crores.

Sl.No	Name of Hostel	No of floors	Last painting	Remarks
1	Amber-A	G+3 floors	July-2018	Only internal painting (rooms and corridors) was carried out during previous painting (2018 & 2019). Also, one coat of refreshing coat applied over the old surfaces which is peeling off frequently and providing bad ambience. Painting with full spec is proposed for both internal and external
2	Amber-B	G+3 floors	July-2018	
3	Coral	G+2 floors	July-2018	
4	Topaz	G+2 floors	Aug-2019	
5	Ruby	G+2 floors	Aug-2019	
6	Opal-D	G+3 floors	Before 2019	

Table 1: Hostels proposed for painting (Phase 1)

iii	Construction of Additional Toilet Blocks for Boys Hostel (Old Buildings: 6 Nos.)	Rs. 17.29 Crores
-----	---	-------------------------

The existing hostel buildings accommodates more than 90 % of the students in the institute and all these buildings are fully utilised. Few of the hostel buildings (Emerald, Lapis, Ruby, Sapphire, Topaz, and Pearl) (Table 2), were constructed around 50 years back and the existing toilet blocks and washroom facility in many of these buildings are beyond repair and maintenance. It has also been observed that there are severe leakage issues in the walls and floors adjacent to these toilet blocks. This condition has resulted in poor hygiene affecting the health of the inmates. The estate office has received several complaints from the hostel

inmates and their parents on the poor state of the toilet blocks. In this regard, it was proposed in 33rd B & WC to approve the construction of separate toilet blocks for all these hostels with access from different floors. The Building and Works Committee recommended the proposal for further approval from FC & BoG to execute the work under IRG and Hostel fund with an estimated budget of Rs.17.29 Crores.

Sl.No	Name of Hostel	Type of building	No of floors	Student strength	Existing Condition
1	Emerald	RR masonry	G+2 floors	120 Nos.	Not in good condition
2	Lapis	RR masonry	G+2 floors	120 Nos.	Not in good condition
3	Ruby	RR masonry	G+2 floors	120 Nos.	Not in good condition
4	Sapphire	RR masonry	G+2 floors	120 Nos.	Not in good condition
5	Topaz	RR masonry	G+2 floors	120 Nos.	Not in good condition
6	Pearl	RR masonry	G+2 floors	120 Nos.	Not in good condition

Table 2: Hostels Buildings Proposed with new toilet blocks

iv	Construction of OHT (3 Lakh Litre) and Sump (5 Lakh Litre) for Opal Hostel	Rs. 3.95 Crore
----	---	-----------------------

The Opal hostel complex consists of 6 blocks (Opal-A to Opal-F) that accommodates around 1600 Girl students of the institute. The water supply to these blocks are from TWAD (Tamil Nadu Water Supply and Drainage Board) Board and from nearby Bore Wells. Currently, there is a water sump of only 0.5 Lakh litre capacity, which is insufficient to meet the existing demand, resulting in frequent shortage of water supply to these blocks. In this regard, the hostel committee has requested for an additional sump with a minimum capacity of 5 Lakh Litres.

Further, the newly constructed block, Opal 'F' hostel (G+4 floors), is experiencing insufficient water supply, as the existing Overhead tank level is lower than the height of this building. Owing to this reason, water has to be pumped manually to the

concerned hostel, even during night time. In order to avoid such a situation, it is proposed to provide a Overhead tank of 3 lakh Litre capacity which will ensure continuous supply of water for the Girls hostel and also any upcoming hostel building will obtain the benefit out of this facility.

A total of 31 Crore has already been allotted for the Opal-F project under HEFA. The project comprises Hostel building, Kitchen and dining area, Sump and OHT (Table 3). The fund for the proposed work is estimated to be around 3.95 Crores and it was proposed to utilise the amount available under HEFA. The Building and Works Committee reviewed the proposal and recommended the project for proceeding with FC & BoG approval.

Sl no	Work Description	Amount (Rs. In Crore)	Remarks
1	Approved amount for Opal F Hostel	31.53	Approved amount
2	CPWD expenditure	27.28	Expenditure till date
3	Work proposed at present OHT & UG sump	3.95	Placed for approval in present BWC

Table 3: Fund allocation for Opal-F project

v Construction of Mess & Gym for Amethyst hostel

Rs. 4.9 Crore

The Amethyst hostel project comprises Hostel building, UG Sump, OHT, Cycle stand, compound wall, Mess facility and Gym. A total of Rs.41 crore was allotted under the Ministry's EWS fund. The hostel building construction was completed in Jan 2024 and UG sump, OHT, Cycle stand & compound wall construction is under progress (Table 4). The other works under the project, including Student mess (Kitchen and dining hall of 250 Nos.) & multi-Gym with a capacity to accommodate 300 students per day has to be initiated. It is proposed to construct a two-storey building to facilitate these amenities for the students. Accordingly, BWC approved NITT to utilise the balance fund 4.9 crores available under OH-35 sanctioned for the 506 seated UG boys' hostel, for the aforementioned proposal.

Sl no	Work Description	Amount (Rs. In Crore)	Remarks
1	Approved amount for C/o 506 bedded boys' hostel	41.0	Approved amount
2	CPWD expenditure for main building	29.2	Expenditure till date
3	UG sump	2.29	AA & ES
4	OHT	2.84	AA & ES
5	Cycle stand & compound wall	0.80	AA & ES
6	Hostel furniture	1.0	Tender Floated
7	Work proposed at present	~4.9	Proposed in 33 rd BWC

Table 4: Amethyst Projects

vi	AMC contract for Estate Maintenance Department	Rs. 10.98 Crore
----	---	------------------------

The Annual Maintenance Contract is a recurring expenditure incurred every year for doing regular maintenance related activities in the Institute. The details of the ongoing AMC work, along with the approximate amount as listed in Table 5:

Sl.No	List of AMC works	AMC amount (Rs.)
	Items ratified in 32nd BWC and 74th BoG	
1	Institute zone, Housekeeping AMC Ending Feb-24. File initiated and ratified in last BoG	2,52,00,000
2	CAMC (Electrical System) of HT installations and fuse of calls. Ending in February 2024 – One year Extension Initiated - For information	12,00,000
3	CAMC (Electrical System) of LT installations and fuse of calls for Hostel zone, Ending in March 2024 – One year Extension initiated and ratified in last BoG	70,00,000
4	Quarters zone, Housekeeping AMC Ending March-24. File initiated and ratified in last BoG	71,00,000
5	CAMC (Electrical System) of LT installations and fuse of calls for Institute and Quarters zone Ending March-24. File initiated and ratified in last BoG	1,12,00,000
6	Water purifier AMC Ending in March 2024 – File initiated - For information	18,00,000

Proposed for Approval (10% escalation is anticipated)		
7	Lift CAMCs Ending in April 2024 - Approval Requested	29,00,000+10%
8	Air conditioner AMC (Package, Split AC, Cassette, VRF, etc.) - Ending in August 2024 – For information	20,00,000+10%
9	LT and HT Diesel Generator CAMC Ending in September 2024 - For information	2,00,000+10%
10	Operation & Maintenance of Water Supply Ending in September 2024 - Approval Requested	63,00,000+10%
11	Sump & water tank cleaning Ending in October 2024 - For information	8,00,000+10%
12	Sewage treatment plant AMC Ending in November 2024 - Approval Requested	38,00,000+10%
13	Horticulture AMC Ending in November 2024 - Approval Requested	97,00,000+10%
14	CAMC manpower contract for O&M of Powerhouse and solar plant - Ending in November 2024 - Approval Requested	56,00,000+10%
15	AMC Civil complaints Ending in December 2024 - Approval Requested	2,50,00,000+10%
Total AMC cost per year (Rs.)		10,98,00,000+10% (Approx.)

Table 5: Annual Maintenance Contracts at NIT Trichy

GST will be added over and above the values in the above table

The Building and Works Committee reviewed the AMC's and confirmed to proceed with these contracts.

vii	Revised Administrative Approval for the Construction of New Kitchen for Opal Mess REF: Proposal (BWC: 24)	Rs. 3.7 Crores
------------	--	-----------------------

In the 24th BWC (dated: 10-12-2019) & 59th BoG (dated: 23-06-2020), the proposal for the construction of a new kitchen (double storied RCC building with total plinth area of 540 Sqm) for Opal mess was approved for Rs. 1.97 crores under IRG fund. CPWD has submitted Preliminary Estimate amounting to Rs. 1.99 crores vide Ltr No. 23(1)(11)/SE/Trichy/2020-21/804, Dtd. 05/02/2021. Further to this, Administrative Approval (AA) and Expenditure Sanction (ES) was accorded on 08-03-2023 and AA & ES was given to CPWD vide Ltr. No: NITT/EMD/EE/CPWD/202-23, Ltr Dt 15/03/2023. However, it has been brought to the notice that the revision in DSR,

GST, increase in floor area (from 540 Sqm. to 564 Sqm.) and height (from 3.15 m to 3.6 m) result in substantial increase in the project cost. Moreover, the inclusion of additional provisions (kitchen exhaust and fresh air system, RO plant, water cooler, LPG pipe lines, firefighting systems) in both the floors has resulted in escalating the cost from 40 lakhs to 90 lakhs in electrical head of the project. Considering all these aspects, CPWD has revised the PE from 1.97 crores to 3.7 Crores. It was approved by the committee members to recommended the proposal to FC & BoG for the requested cost revision under IRG.

RESOLUTION 33/B&WC/2024/3	RESOLVED THAT the Proposal for Item no: 3(i) to (vii) are recommended to FC & BoG.
--	---

ITEM No. 4

REPORTING ITEM

- (i) **Reporting of the works executed by the ESTATE MAINTENANCE DEPARTMENT FROM 01.10.2023 to 31.01.2024**

The list of works (Completed & Paid, Completed, In Progress and Approved) executed by Estate Maintenance Department were given in the Annexure-E of 33rd BWC Agenda and reported.

- (ii) **PROGRESS REPORT OF VARIOUS CONSTRUCTION WORKS ENTRUSTED TO CPWD**

- a) **Vertical expansion of Lecture Hall complex:**

The construction of vertical expansion of the LHC (LOGOS) building is completed and the regular classes commenced in the building. The cycle parking work adjacent to the building is in progress.

- b) **506 seated Amethyst boy's hostel:**

The Construction of 506 seated AMETHYST boys' hostel is completed and it was inaugurated by the Honourable Prime Minister. The UG sump and student cycle parking works for the hostel is under progress.

- c) **Annex building for the Production, MME & Mechanical department:**

Production department: The floor slab casting is completed and the finishing activities are in progress.

MME & Mechanical department: The second-floor slab casting and the finishing activities are under progress.

d) Annex building for the ICE, Civil & EEE department:

ICE department: The floor slab casting is completed and the finishing activities are in progress.

Civil department: The floor slab casting is completed. The brick work and plastering work is under progress.

EEE department: The plinth beam is completed up to ground floor level. The shuttering for the ground floor slab is under progress.

RESOLUTION 33/B&WC/2024/4	RESOLVED THAT the (i) Works executed by the Estate Maintenance Department from 01.10.2023 to 31.01.2024 & (ii) Progress of various construction works entrusted to CPWD are noted.
-------------------------------------	---

The Meeting ended with vote of thanks by the Chairperson.



Member Secretary



Chairperson