



MINUTES OF 32nd MEETING OF THE BUILDING & WORKS COMMITTEE HELD ON 25th Oct 2023 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. Pawan kumar - Member
Under Secretary, (NIT-II),
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. Jeevan Joseph - Special Invitee
Associate Dean (Planning & Development)- Civil
NIT Tiruchirappalli

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

The Chairperson welcomed the Members and Special Invitees to the 32nd 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 31st MEETING OF THE BUILDING & WORKS COMMITTEE HELD ON 24.04.2023.

The Minutes of the 31st Meeting of the Building & Works Committee (B&WC), NIT Tiruchirappalli held on 24th Apr 2023 were confirmed as circulated.

RESOLUTION 32/B&WC/2023/1	RESOLVED THAT the Minutes of the 31st Meeting of Building & Works Committee be Confirmed.
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ITEM NO. 2. ACTION TAKEN REPORT ON THE MINUTES OF THE 31st B&WC MEETING HELD ON 24.04.2023.

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

Resolution No.	Gist of the Decisions of the 31st Meeting of the B &WC	Action Points / Action Taken
31/B&WC/2023/1	Confirmation of the Minutes of the 30 th Meeting of B&WC	Confirmed.
31/B&WC/2023/2	Action Taken Report on the Previous Meeting of the B&WC.	Appropriate actions were taken and reported as Information in Item no:05 of this 32 nd B&WC.
31/B&WC/2023/3	Approval of New work proposal Item no: 3(i)- Construction of Boys and Girls hostel. 3(iv)- Construction of 100 Nos of Faculty quarters at NIT Trichy 3(v)- Construction of 70 Nos of Non-teaching staff quarters at NIT Trichy	72 nd BoG requested the B&WC to submit the proposal on priority basis for the item no: 3(i), 3(iv) to 3(viii). Hence, it is prioritized and placed in the current B&WC for approval in Item 3(i).

	<p>3(vi)- Construction of 100 Nos of Research scholar's quarters at NIT Trichy</p> <p>3(vii)- Construction of 250 Single seated International Hostel</p> <p>3(viii)- Construction of 350 seated Conference Hall</p> <p>3(ii) – Extension of the centralized powerhouse for increased load demand and six new annex buildings.</p> <p>3(iii)- Supply, installation, testing, and commissioning of 1010kVA HT DG set with synchronization</p> <p>3(ix)- Construction of Hostel under PM-AJAY scheme</p> <p>3(x) - Provision of cycle and pedestrian path with lighting and seating amenities on southern side of Main Avenue Road</p>	<p>72nd BoG approved the proposal under OH-35. However, minor revision is proposed in the current BWC for approval in item 3(vi)</p> <p>72nd BoG approved the proposal under OH-35.</p> <p>As per the BOG resolution (Ref: 72/BoG/2023/18) it is resolved that B&WC may identify the fund other than OH 35 for further processing as recommended by FC. Further to the above, it was discussed in the NITT administration and proposed to allocate the balance 22.5 Crore from IRG. Hence, it is placed in the current B&WC for approval in Item.</p> <p>72nd BoG approved the proposal under OH-35.</p>
<p>31/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>b) Additional expenditure incurred during the construction of Amber hostel</p>	<p>72nd BoG resolved to submit the details of the ratification proposals from ‘a’ to ‘g’. Report is being collected from various sources and it will be presented in the forthcoming B&WC.</p>

	<p>– 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>	
31/B&WC/2023/5	Ratification and approval of the Works executed & undertaken by the Estate Department from 01-03-2023 to 30-09-2023	Ratified and appropriate actions were taken
	Progress report of various construction works entrusted to CPWD	The progress of work carried out by CPWD was inspected by the committee.

RESOLUTION 32/B&WC/2023/2	RESOLVED THAT the action taken on the decisions of the 31st Meeting of Building & Works Committee be noted.
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ITEM NO 3. APPROVAL FOR NEW WORKS.

i Prioritization of the proposals submitted in the 31st B&WC. Rs. 260 Crore

The following works were placed in the 31st BWC & 72nd BoG for approval. The 72nd BoG requested the B&WC to submit the proposal on priority basis for the approval items of work. Hence, the following works are prioritized and given below for approval.

Sl. No	Project title	Project value proposed (Rs. in Crores)	Priority	Proposed Funding Source
1	Construction of Boys and Girls hostel	160	1	HEFA
2	Construction of 100 Nos of Faculty quarters at NIT Trichy	81	3	HEFA
3	Construction of 70 Nos of Non-teaching staff quarters at NIT Trichy	30	2	HEFA
4	Construction of 100 Nos of Research scholar's quarters at NIT Trichy	30	1	HEFA
5	Construction of 250 Single seated International Hostel	70	1	PPP
6	Construction of 350 seated Conference Hall	5	4	RECAL / HEFA

Projects with Sl. No. 1 & 4 are proposed as First Priority projects to initiate at the earliest to fulfil the institute requirements. Members representing Ministry have

informed to change the priority for Sl. No. 5 (From Priority-4 to Priority-1) and to operate under PPP mode for an amount of 70 Crores. Accordingly, the Building Works Committee reviewed the proposal and recommended Construction of 250 seated International Hostel under PPP mode and other Priority projects (Sl. No: 1, & 4) for an estimated amount of Rs. 190 crores under HEFA fund. It was also recommended to propose these projects with priority list to FC & BoG.

The rest of the work will be carried out subsequently in a duration of next 5 years. In principle, the approval was requested for the other items (Sl. No. 2, 3 & 6) and the same was approved in principle by the BWC

ii Construction of Innovation Park

Rs. 7.1 Crore

The Institute has proposed to promote innovation, incubation and startups to support the entrepreneurship activities. As these activities require dedicated spaces such as office spaces, workshop areas and commercial marketing zones, it is proposed to have a state of art building. The facility is identified to be placed in a 15 acres land area which is located in the western side of TREC-STEP with direct access from National Highways.

As a first phase, a building with an approximate area of 1000 sq.m accommodating amenities such as firefighting, conducive facilities for differently abled people, elevators etc, is proposed under balance fund available from the BoG approved Research SEED fund (3.5 Crore). It was requested to grant the balance fund (Rs. 3.6 Crore) from OH35. The Building and Works Committee reviewed the proposal and recommended to FC & BoG to execute the work under IRG.

iii Construction of Admin Annex**Rs. 28.4 crore**

The existing office premises are insufficient to accommodate the activities pertinent to Student welfare, faculty welfare, academic related matters, alumni relations, Institute developmental activities, research and consultancy activities, Planning and Development activities. Hence, it was proposed to construct an Administrative Annex building with an initial plinth area of 4500 sq.m. As a part of Diamond Jubilee Celebration of the Institute, the proposal of the Admin Annex building is planned to complete during this year (2023-24) itself. This can be achieved by means of new technology using Pre-cast concrete structures which is planned for Admin Annex building construction.

Institute's R&C fund of Rs.8.0 Crore and IRG amount of Rs.20.4 Crore is planned to be used for this proposal. The Building works Committee reviewed the proposal and recommended to FC & BoG for the employment of Precast Technology and further Administrative and Financial Approval.

iv Providing land and access road to Kendriya Vidyalaya school in NIT Trichy campus Nil

Approximately 150 teaching faculty and around 100 non-teaching staff have been newly added to the NITT community in the past few years. Most of them have kids of schooling age. Owing to the lack of schools nearby, most of the campus residents send their children to schools that are almost 8 to 10 km from the Institute. Considering these aspects, establishing a centrally funded campus school is one of the best choices to facilitate better education to campus residents and other beneficiaries in the locality. KV officials have formally requested NITT to provide land and an access road to set up a new campus for Kendriya Vidyalaya school in NIT Trichy premises. The Institute campus has adequate land area that can be provided for the construction of the KV

school. It is proposed to provide land near Siemens center for KV to build a school along with access from National Highways for people residing in the neighbouring locality. It was proposed to the Building and Works Committee to consider and accord approval for the land allocation: approximately 12 Acres from the Institute enabling the construction of KV School.

The members opined that any land lease within the campus premises to outside institutions/organization has to be executed only with the prior permission from the Ministry. Accordingly, BWC directed NITT to submit this proposal to the ministry for necessary approval to issue the land on lease basis.

v	Construction of Sewage Treatment Plant (STP)	Rs. 12.65 Crore
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The Institute has two sewage treatment plants of 800 KLD and 300 KLD functioning in two zones such as hostel zone and quarters zone, respectively. Both the STPs were constructed more than 10 years ago considering the then campus population strength that include students, families of faculty and staff (which was approximately 4000 nos.). At present, the total population inside the campus has crossed 8000 and is expected to increase more in the coming years. The effectiveness of the sewage treatment may be ensured only by increasing the capacity and technology of the existing STPs. 800 KLD capacity STP shares its boundary close to VOC Nagar (neighbouring residential area). Frequent complaints have been received from these residential inmates for its shutdown. Also, the provision of a centralized STP can reduce the running or maintenance cost to half.

Hence, after considering these aspects it is proposed to establish one centralized STP of 2MLD capacity with advanced technology that is efficient and cost efficient.

The Building and Works Committee reviewed the proposed cost estimate of Rs.12.65 crore for the proposed Construction of Centralized Sewage Treatment Plant (STP) and

it was recommended to forward the proposal for FC & BoG under OH-35. Also, the Ministry has informed to divide the expenditure in two Financial year.

vi	Expansion of electrical distribution network for increased load demand and six new annex building Revised Proposal (BWC-31)	Rs. 2.45 Crore
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In the 31 BWC held on 24 April 2023, this proposal was approved with an amount of 3.92 crores under OH 35. The earlier proposal was to expand the power house with 2x1000 kVA, 11kV/433V transformer and necessary indoor substation expansion. However, in the later discussion and considering other technical aspects for long-term plans, it proposed to relocate the substation near the existing outdoor substation. This new outdoor substation includes supply, install and commissioning of necessary RMU, panels and cables in addition to the two 1000 kVA transformers. The estimated cost is reduced from 3.96 to 2.45 crore. The Building and Works Committee reviewed the proposal for Electrical distribution network with a cost estimate of Rs.2.45 crore and recommended it for FC & BoG under OH-35.

vii	2 MW Solar power plant	Nil
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As an initiative for a sustainable campus, exploring green energy resources like solar PV power plant is important. The NITT plans on investing in a 2 MW solar power plant, fuelled by high grid tariffs and increased energy demand. Under the CAPEX model, the consumer owns the system and invests upfront, but the capital cost for a Solar plant is very high (approx. 5 crores per 1 MW). An alternative RESCO model can be utilised, which is a zero-investment model. In this model, the third-party developer owns the system, and NITT shall pay only for the electricity used as per the power purchase agreement. NITT can utilise the solar energy generated at a subsidised cost without

worrying about the associated operations and maintenance issues. NITT can pay only a pre-decided monthly tariff, which is lower than the prevailing grid electricity tariff. Around 7 acres of land is required to install a 2 MW Solar power plant. Hence, it is proposed to have a RESCO model-based Solar power plant in the campus.

The Building and Works Committee reviewed the proposal and recommended the same FC & BoG to proceed with the proposal without any financial implication to the institute. The operational modalities and difference between CAPEX and RESCO model will be presented to the FC and BoG.

viii	Annex building for the ECE department	Rs. 27.4 Crore
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Owing to the increased strength of students and faculty, the existing ECE department requires additional space. Hence, it is proposed to construct a new building in the campus near to the existing ECE building with an approximate area of 4200 sq.m. The proposed building shall be provided with all amenities such as firefighting, conducive facilities for differently abled people, elevators etc,. The Building and Works Committee was requested to review the proposal for annex building for the ECE department for a cost estimate of **Rs. 27.4 crore** under HEFA Scheme. It was agreed by the committee members to recommended the proposal to FC & BoG under HEFA fund.

ix	Modernization of Main entrance for NITT campus	Rs. 1.5 Crore
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The campus entrances significantly contribute to the image of the Institute. The existing NITT entrance is approximately 50 years old and definitely requires a facelift particularly in the occasion of the Institute commemorating its Diamond Jubilee celebrations this year.

The main entrance also serves as the interface between the city and the Institute in regulating circulation and security. The current design requires redesign to facilitate better infrastructure accommodating the growing needs like management of heavy vehicular movement and additional security check points. The proposed entrance of the institute includes landscape features that accentuate the aesthetics of the campus.

The Building and Works Committee reviewed the proposal for the Modernization of Main entrance for NITT campus and was recommended to forward it to FC & BoG under IRG fund.

x	Construction of New Building for Nursery School	Rs. 2.5 Crore
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The NITT nursery school has 100+ students studying in the classes of Pre-KG, LKG & UKG. One of the old staff quarters buildings that was constructed during later 1960s was modified to provide space for the functioning of the nursery school. The school administration finds it extremely difficult to accommodate the students in these rooms. Also, the school has minimal infrastructure to accommodate a Teachers room, adequate number of wash rooms, toilets etc. There is a limited scope to modify the existing building to accommodate these facilities. Hence, it is proposed to construct a new building for the nursery school at the far end of 1st street, sharing a boundary with the Temple (as shown in Fig.6). The proposed area of the school is 500 sq.m in two floors that can include all essential requirements of a nursery school. The estimate for the school is Rs. 2.5 Crore.

The Building and Works Committee reviewed the proposal for the Construction of New Building for Nursery School. In principle approval has been granted by the Members of BWC subjected to the availability of the Alumni fund and

informed to collect the nominal rent from the school. Further suggested to operate the school through a registered society preferably by the Alumnus. The Building works Committee recommended the proposal to FC & BoG under Alumni fund.

xi	Re-carpeting of damaged road in Institute – Resubmission	Rs. 8.09 Crore
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In the 29th B&WC dtd, 17/06/2022, vide Clause 3(ii) a proposal was submitted for an amount of 8.09 Crores for re-carpeting the entire road network in the NITT Campus. It was resolved to propose the work in a phased manner.

In the 30th B&WC dtd, 21/11/2022, vide Clause 3(v) a revised proposal was submitted for an amount of 2 Crores for re-carpeting the road network in the hostel zone alone. The B&WC suggested to form a committee to technically evaluate the prevailing condition of the roads. As per the recommendation of 30th B&WC, a committee has been formed (as attached) with expert members from Transportation Engineering Division, Department of Civil Engineering of NITT. Detailed Survey has been carried out for the entire campus and the committee has submitted their findings through the attached report (Annexure-A and Annexure-B). As per the report, the majority of the roads were identified to be falling poor to very poor condition and a few of the roads were identified to be fair. Hence, the recarpeting work has been proposed for the entire campus as proposed in the 29th B&WC, with the funding from OH 31 (Revenue Expenditure), Ministry fund.

The Building and Works Committee reviewed the proposed cost estimate for the Re-carpeting of damaged road in the Institute and recommended to proceed to FC & BoG under OH-31 in two phases.

xii	Construction of Hostel under PM-AJAY scheme	Rs. 22.5 Crore
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In the 72nd BoG, a hostel block worth 30 Crores was proposed for approval. It was confirmed that 7.5 crore funding would be received from PM- AJAY Scheme upon the submission of institute proposal to the ministry. As per the BOG resolution (Ref: 72/BoG/2023/18) it was resolved that B&WC may identify the fund other than OH 35 for further processing as recommended by FC. Further to the above, it was discussed in the NITT administration and proposed to allocate the balance amount of **22.5** Crore from IRG. The Building and Works Committee reviewed the proposal for the Construction of Hostel under PM-AJAY scheme and recommended to FC & BoG under IRG fund.

RESOLUTION 32/B&WC/2023/3	RESOLVED THAT the Proposal for Item no: 3(i) to (xii) are recommended to FC & BoG.
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ITEM NO. 4 REPORTING ITEMS

i) REPORTING OF THE WORKS EXECUTED BY THE ESTATE MAINTENANCE DEPARTMENT FROM 01.03.2023 to 30.09.2023.

The list of works (Completed & Paid, Completed, In Progress and Approved) executed by EMD were noted, as given in Annexure-C of the Agenda.

(ii) REPORTING OF ANNUAL MAINTENANCE CONTRACT IN THE ESTATE MAINTENANCE DEPARTMENT

The Annual Maintenance Contract is a recurring expenditure incurred every year for doing regular maintenance related activities in the Institute. The following are the existing (On-going) AMC works along with the approximate amount in the institute.

Sl.no	List of AMC works	AMC amount (Rs.)
1	Institute zone _ Housekeeping AMC	2,40,00,000
2	Quarters zone _ Housekeeping AMC	71,00,000
3	Sewage treatment plant AMC	38,00,000
4	Operation & Maintenance of water Supply	63,00,000
5	Horticulture AMC	97,00,000
6	Powerhouse manpower contract AMC	63,00,000
7	Sump & water tank cleaning	8,00,000
8	Water purifier AMC	18,00,000
9	AMC Civil complaints	2,50,00,000
10	AMC Electrical complaints- Institute zone	95,00,000
11	AMC Electrical complaints- Quarters & Hostel zone	1,10,00,000
12	High Tension Line- AMC	8,00,000
13	Lift AMC	20,00,000
14	Diesel Generator AMC	2,00,000
15	Air conditioner- AMC (Package unit, Split AC, Cassette type, etc...)	25,00,000
	Total AMC cost per year (Rs.)	11,08,00,000

(iii) 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 are commenced in the building. The AA & ES for cycle parking is entrusted to CPWD and the tender process is under process for cycle parking.

b) 506 seated Amethyst boy's hostel:

The Construction of 506 seated AMETHYST boys' hostel is completed and the handing over process is under progress. In addition to that, the furniture procurement for the hostel is under progress. Also, the AA & ES for the construction of Overhead tank and UG sump is entrusted to CPWD.

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

Production department: The floor slab casting is completed in all the floors. The brick work and plastering work is under progress.
MME & Mechanical department: The floor slab casting is completed up to second floor in two wings and other two wings, the ground floor slab is under construction. The brick work is under progress.

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

ICE department: The floor slab casting is completed in all the floors. The brick work and plastering work is under progress.

Civil department: The floor slab casting is completed up to second floor in one wing and other two wings, the ground column casting is under construction. The brick work is under progress.

EEE department: The plinth beam is completed up to ground floor level and further column casting above the plinth beam level is under progress.

RESOLUTION 32/B&WC/2023/4	RESOLVED THAT the (i) works executed by the Estate Maintenance Department from 01.03.2023 to 30.09.2023 (ii) Reporting of Annual Maintenance Contract in the Estate Maintenance Department (iii) Progress of various construction works entrusted to CPWD are noted.
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ITEM No.5. Information and updates on 30th B &WC

i	Internal Painting of Ground & first floor, Student desk and Stainless grill work in the Vertical expansion of Lecture Hall Complex (LOGOS) Building
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The above-mentioned works were recommended in 30th BWC and the progress of the work is mentioned below:

a) The Internal painting work of Ground floor & first floor, Student desk & SS grill work is completed.

b) The Stainless Steel grill works were also completed in the LHC. The remaining quantity of the SS grill is utilised for MiG Aircraft fencing.

ii	Construction of UG sump, Overhead tank & cycle parking shed for 506 seated Amethyst Boys Hostel.
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The above-mentioned works was recommended in 30th BWC and the progress of the work is mentioned below:

- a) Tender process was completed by CPWD and work order has been issued towards construction of UG sump.
- b) CPWD is processing the tender for Over Head Tank.

iii	Cycle parking and fencing work around 506 bedded boys hostel
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AA& ES given to CPWD. Currently the work is in the tendering stage with CPWD.

iv	Furniture for all rooms (Cot, Table, Chair etc...) for the 506 bedded Amethyst boys Hostel
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The specification for the furniture is finalized by NITT. CPWD to complete the tender process.

v	Construction of Hostel under PM-AJAY scheme
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72nd BoG: A hostel block worth 30 Crores was proposed for approval. in which 7.5 crore funding would be received from PM- AJAY Scheme up on our proposal.

As per the BOG resolution (Ref: 72/BoG/2023/18) it is resolved that B&WC may identify the fund other than OH 35 for further processing as recommended by FC. Further to the above, it was discussed in the NITT administration and proposed to allocate the balance 22.5 Crore from IRG.

vi	Painting for Quarters
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The AA & ES approval is given to CPWD. The tender is under progress.

vii	Re-carpeting of damaged road in Hostel
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In the 29th B&WC dtd, 17/06/2022, vide Clause 3(ii) a proposal was submitted for an amount of 8.09 Crores for recarpeting the entire road network in the NITT Campus. It was resolved to propose in a phased manner.

In the 30th B&WC dtd, 21/11/2022, vide Clause 3(v) a revised proposal was submitted for an amount of 2 Crores for recarpeting the road network in the hostel zone alone. The B&WC resolved to form a committee to technically evaluate the prevailing condition of the roads.

As per the recommendation of 30th B&WC, a committee has been formed (as attached) with expert members from Transportation Engineering Division of NITT. Survey has been carried out for the entire campus and the committee has submitted their findings through the attached report.

As per the report, the majority of the roads were identified to be falling poor to very poor condition and a few of the roads were identified to be fair. So, the recarpeting work has been proposed for the entire campus as proposed in the 29th B&WC, with the funding from OH 31 (Revenue Expenditure), Ministry fund

viii	Additional approval- for supply, installation, testing, and commissioning of “New substation near OJAS at NIT campus.”
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As per 70th BoG dtd. 28/11/2022, additional sanction of 0.52 Crore was approved under OH 35. Request has been sent to CPWD to prepare a preliminary estimate.

ix	Demolition of old quarters
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The estimate for the work is being prepared by CPWD

As per 70th BoG dtd. 28/11/2022, BoG approved the demolition of 31 Nos of Staff quarters as recommended by FC. It is proposed to link the demolition work with construction of new staff quarters in the same location.

RESOLUTION 32/B&WC/2023/5	RESOLVED THAT the Information and updates on 30th B &WC be noted.
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The Meeting ended with vote of thanks by the Chair.



Member Secretary



Chairperson