


**17<sup>th</sup> Meeting**  
**Building and Works Committee**  
**National Institute of Technology, Uttarakhand**

**Date** : 28<sup>th</sup> February, 2023  
**Time** : 11.00 AM Onwards  
**Venue** : NIT Uttarakhand, Srinagar (Garhwal)  
(Link shall be shared with the members)

**AGENDA**

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I/c. Registrar &  
Member Secretary, BWC

**अभ्यासाध्यस्येतः विद्या**



**BWC 17.01: To confirm the minutes of the 16<sup>th</sup> Building and Works Committee meeting**

The minutes of the 16<sup>th</sup> Building and Works Committee are enclosed as (Annexure BWC 17.01).

The Building and Works Committee is requested to confirm the same.

**BWC 17.02: Action Taken Report on the proceedings of the 16<sup>th</sup> meeting of Building and Works Committee.**

The Action Taken Report is as below:

Item no.	Items	Action Taken
BWC 16.02	Action Taken Report.	Noted
BWC 16.03	To deliberate over the DPR submitted by NBCC for construction of main campus of NIT Uttarakhand at Sumari	Implemented. NBCC has completed the tendering process. Further details are included in BWC 17.03.
BWC 16.04	Status of work construction (Phase – I) of Extension campus of NIT Uttarakhand at Srinagar (Garhwal).	Noted
BWC 16.05	Directions related to further payment to CPWD against the work of construction (Phase-I) of extension campus of NIT Uttarakhand at Srinagar (Garhwal).	Implemented
BWC 16.06	Status of work of construction (Phase-II) of extension campus of NIT Uttarakhand at Srinagar (Garhwal) through HEFA.	Implemented. Notice Inviting Tender (NIT) was vetted by the institute for tendering by CPWD.
BWC 16.07 (A)	Renaming of the Campuses of NIT Uttarakhand	Notified/Implemented.

The Building and Works Committee is requested to note the same.

**BWC 17.03: To deliberate on status of work construction of NIT Uttarakhand – Sumari Campus.****(i) Tendering Process.**

Subsequent to the signing of MoU with NBCC (India) Ltd., the Conceptual Drawings and Master Plan were submitted by NBCC (India) Ltd. vide letter No. NBCC/SBGN&U/GM2021/493, on dated 02.12.2021. These drawings along with master plan were deliberated in the 11<sup>th</sup> meeting of the Institute Level Project Monitoring Committee (ILPMC) held on 07.12.2021. After incorporating the observations, NBCC (India) Ltd. submitted the final conceptual drawings and master plan for construction of main campus of NIT Uttarakhand vide letter no. NBCC/SBG/N&U/GM/2021/518, Dated 27.12.2021. The conceptual drawings and master plan for construction was approved by the BWC in its 15<sup>th</sup> meeting on 28.02.2022.



After the approval of Conceptual Drawings and Master Plan, NBCC (India) Ltd. submitted the Detailed Project Report (DPR) to NIT Uttarakhand vide letter no. NBCC/SBG/N&U/GM/2022/294 on dated 15.07.2022 for the construction and development of main campus of NIT Uttarakhand at Sumari. The Detailed Project Report (DPR) was reviewed by Institute Level Project Monitoring Committee (ILPMC) in its 17<sup>th</sup> meeting held on 20.07.2022. The DPR was approved by the BWC in its 16<sup>th</sup> meeting on 28.07.2022.

Tender document along with CPM network was submitted by NBCC (India) Ltd. on 03.09.2022. Three bidders participated in the tendering process. After technical evaluation, PMC approved two bidders (i.e. NCC Limited and M/S Varindera Constructions Limited) for opening of financial bid. The financial bid was opened by NBCC (India) Ltd. and the quote prices for Construction and Development of Infrastructural facilities in the main campus of NIT Uttarakhand are as follows:

1. NCC Limited – Rs. 639 Crores (L1 Quote)
2. M/S Varindera Constructions Limited – Rs. 715 Crores

NIT Uttarakhand requested NBCC (India) Ltd. to negotiate with L1 (i.e. NCC Limited) to bring the cost within the sanctioned amount. On negotiation L1 agency reduced the cost to Rs.638.40 Crores.

It is pertinent to mention here that the Public Investment Board (PIB) has approved the project under component civil works amounting to Rs.596.75 crores. The estimated cost worked out on the basis of tendering cost is given in Table below:

Component	Approved Cost as per PIB	Estimated Cost after Tendering
Construction Cost	596.75	₹ 638.40
Contingency (3%)		₹ 19.152
TPQA (0.5%)		₹ 3.192
PMC Charges (4.90%)		₹ 32.376
GST on PMC Charges (18%)		₹ 5.828
Grand Total		596.75

(All Figures in Crores)

BLDG. NO.	BUILDING NAME	NET COVD. AREA (in sq. mt.)
B01	ADMIN (G+2)	2805
B02	LIBRARY / COMPUTER CENTER (G+2)	3248
B03	AUDITORIUM (G+1)	1450
B04	HEAVY DEPARTMENT (G+2)	15420
B05	LIGHT DEPARTMENT (G+2)	5210
B06	WORKSHOP (G)	2727
B07	CLASS ROOM (G+2)	5414
B08	DRAWING HALL (G)	661
B09	130 CAP. DOUBLE SEATER GIRLS HOSTEL (G+2)	1477
B10	200 CAP. GIRLS HOSTEL DOUBLE SEATER (G+2)	2212

*Abhat*



B11	130 CAP. SINGLE SEATER GIRLS HOSTEL (G+2)	1568
B12	CENTER OF EXCELLENCE (G+2)	1260
B13	200 CAP. DOUBLE SEATER BOYS HOSTEL (G+2)	6412
B14	100 CAP. SINGLE SEATER BOYS HOSTEL (G+2)	2352
B15	GUEST HOUSE (G+2)	669
B16	MARRIED ACCOMMODATION (G+2)	1050
B17	MESS (G)	1890
B18	TYPE -VI DIRECTOR'S BUNGALOW (G+1)	252
B19	TYPE -V RESIDENCE (G+2)	3920
B20	TYPE -IV RESIDENCE (G+2)	13300
B21	TYPE -III RESIDENCE (G+2)	8904
B22	STUDENT ACTIVITY CENTER (G)	2554
B23	FACULTY AND STAFF CLUB (G+1)	994
B24	ESTATE / ESS (G+1)	2587
B25	INSTITUTE CANTEEN & MULTIPURPOSE HALL (G+1)	1820
B26	DISPENSARY (G)	294
<b>TOTAL AREA</b>		<b>90450</b>

Cost comparison between PIB Approved Cost and Quote Cost as per M/S NCC Limited (L1 Quote) is as follows:

	Approved Cost as per PIB	Quote Cost as per M/S NCC Limited (L1 Quote)	Difference of Quote Cost and PIB Approved cost
Net Covered Area (in sq. mt.)	90450 sq. mt.	90450 sq. mt.	
Total construction cost	Rs.596.75 Crores	Rs.698.948 Crores	Rs.102.198 Crores
<b>Cost per sq. mt.</b>	<b>Rs.65975.6772</b>	<b>Rs.77273.69</b>	<b>Rs.11298.01</b>

There is deficit of Rs.102.198 crores in the overall construction cost as quoted by L-1.

#### (ii) Justification of cost escalation by NBCC (India) Ltd.

The institute communicated with NBCC (India) Ltd. vide letter No. NITUK/P&D/2023/2160 Dated 14.02.2023, regarding their opinion on the escalated cost of the project. NBCC (India) Ltd. vide letter No. NBCC/SBG/N&U/GM/2023/62 Dated 20.02.2023 informed that cost escalation of the project is due to the following reasons:

- Increased basic prices of items as per PAR2021
- Increase by 6.33% due to change in GST rates, EPF & ESI, provision for Escalation etc.

As per the cost estimations carried out by the NBCC (India) Ltd., the total project cost including all above reasons comes out to be Rs.812.32 Crores. Hence, the



tendering cost is justified. The communication from NBCC (India) Ltd. regarding this is attached as **(Annexure BWC 17.02)**.

**(iii) Review of feasibility and cost escalation by Internal committee (Faculty members of Civil Department, NITUK).**

A committee of internal faculty members of Civil Department of NITUK was constituted to look into the feasibility and cost as received from PMC i.e. NBCC (India) Ltd. As per the committee report the cost escalation of the project is due to the following reasons:

- i. Increase in the Cost Index from 108 to 116 for Srinagar (Garhwal)
- ii. Increase in cost since 2019 – the base at Delhi has been increased by 13% in 2022

From the calculation based on the above, the approximate cost works out to be 700.65 Crores which is approximately 16.5% higher. So, tender cost appears to be justified. The committee report is attached as **(Annexure BWC 17.03)**.

**Based on the reasons mentioned in (ii) and (iii) above, it can be concluded that the tendering cost of Rs.698.948 Crores is justifiable.**

**(iv) Writ Petition in the High Court of Delhi.**

NBCC (India) Ltd. vide letter No. NBCC/SBG/N&U/GM/2023/63 Dated 23.02.2023 informed that an agency (M/s DEE VEE Projects Ltd.) has filled a writ petition in the High Court of Delhi at New Delhi regarding tendering process on 23.01.2023. The writ petition is listed for hearing on 23.03.2023 and the court made clear that the award of work shall be subjected to final outcome of the writ petition. The details as communicated by NBCC (India) Ltd. is attached as **(Annexure BWC 17.04)**.

In light of above facts, the matter is placed before the committee for deliberation and discussion please.

**BWC 17.04: Status of work construction (Phase – I) of NIT Uttarakhand – Srinagar Campus.**

As per the mutually agreed time schedule, the construction work was to be completed by 31.07.2021. A revised programme chart was submitted by CPWD mentioning that work shall be completed by 31.12.2021, but till Dec., 2022 only 72% physical progress was achieved by the agency.

The present status of construction work is summarized as under:

1. Hostel Block A – Handed-over for occupancy on 04.11.2022.
2. Hostel Block B – Handed-over for occupancy on 06.12.2022.
3. Hostel Block C – Structural work completed.
4. Hostel Block D – Structural work completed.



5. Hostel Block E – Finishing work going-on. Likely to be Handed-over in Feb., 2023.
6. Dinning Block – Finishing work going-on. Likely to be Handed-over in Feb., 2023.
7. Sewage Treatment Plant (STP) – Operational.
8. Under Ground Water Tank (UGT) – Operational.
9. Electric Sub-Station (ESS) – Partially operational.
10. Boundary Wall and Gate – Incomplete.
11. Site Development – Incomplete.

The Building and Works Committee is requested to please note.

**BWC 17.05: To note the Status of HEFA loan.**

The construction projects (Phase – II of NIT Uttarakhand – Srinagar Campus and NIT Uttarakhand – Sumari Campus) will be funded through HEFA. HEFA vide its letter no. SAN/NITUK/145/2021-22, dated 02.07.2021 accorded the approval for the term loan of Rs.659.37 crores. The Institute has executed the HEFA loan documents with HEFA on 15.06.2022. The institute could not avail the HEFA loan and it lapsed. HEFA vide its letter No. HEFA/NITUK/201/2022-23 dated 08.07.2022 informed that “The revalidation process shall be initiated by HEFA, only after receiving confirmation from your Institute that the tendering process of the proposed HEFA funded projects are completed and submission of the date of commencement of the project works.” It is to apprise the committee that HEFA will fund construction of Sumari Campus and Phase – II of Srinagar Campus. The institute being in window III is required to repay 10% of the principal portion from its internal resources and remaining 90% will be paid by the Ministry.

However, Communication was made with MD and CEO, HEFA regarding request for Revalidation of HEFA Term Loan Sanction on 26.07.2022. HEFA issued a Sanction Memorandum and Revalidated existing sanction for Term Loan of Rs.659.37 Crores on 29.09.2022. It is to apprise the committee that current sanction stands extended upto 31.03.2023 and in case, no part of loan is availed within the validity period of sanction, the sanction shall lapse and “The disbursement under this sanction is subject to: Availability of funds”.

MoE vide its letter no F.No. 36-3/2022-TS.III, dated 30.06.2022 released the installment of Rs.29.67 crores for overall recurring activities i.r.o payment of HEFA principal portion during the financial year 2022-23.

The Building and Works Committee is requested to please note.

**BWC 17.06: Any other item with the permission of Chairman, BWC.**



I/c. Registrar &  
Member Secretary, BWC