


33rd Meeting
Finance Committee
National Institute of Technology, Uttarakhand

Date : 01st March, 2023
Time : 10:30 AM
Venue : NIT Uttarakhand, Srinagar (Garhwal)
(Link shall be shared with the members)

AGENDA

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| FC 33.01 | To apprise the Finance Committee about the opening of tender for construction and development of NIT Uttarakhand - Sumari campus and escalation in its construction cost. | 02 |
| FC 33.02 | Any other item with the permission of Chair. | 04 |


I/c Registrar &
Member Secretary, FC

अभ्यासाध्यरयेतः विद्या

FC 33.01: To apprise the Finance Committee about the opening of tender for construction and development of NIT Uttarakhand - Sumari campus and escalation in its construction cost.

Subsequent to the establishment of National Institute of Technology Uttarakhand in 2009 under the act of Parliament, 125.5 Hectare (310 Acres) of land was allotted to the Institute on 9th December, 2013 for the construction of its permanent campus at Sumari, Pauri (Garhwal). Deliberations on the suitability of land were made by many committees and agencies between 3rd May, 2012 and 25th Nov., 2020.

Ministry vide letter no F.No.33-1/2012.TS-III dated 25th July, 2019, requested Director, NIT Uttarakhand to prepare a Detailed Project Report (DPR) for catering 1260 students. DPR for construction of total plinth area of 90450m² on a piece of land of 60 acres was prepared by CPWD on the request of Director, NITUK (Letter No. NITUK/Dir. Office/2020/16 dated 6th Jan., 2020). On the basis of Judgment of Uttarakhand High Court, an expert committee was constituted by MoE to determine the suitability of land at Sumari for construction of NIT campus. On the recommendation of this committee, Ministry of Education (MoE), vide letter No. F.No.40-65/2018.TS-III dated 25th Nov., 2020 requested Director NIT Uttarakhand to initiate the necessary infrastructure at the Sumari campus.

The contract was awarded to NBCC (India) Ltd. for Comprehensive design engineering and project management consultancy (PMC) services for construction and development of infrastructural facilities in the permanent campus of NIT Uttarakhand at Sumari on 11th May, 2021. MoU between NIT Uttarakhand and NBCC (India) Ltd. was signed on 16th July, 2021. As per the timeline submitted by NBCC (India) Ltd., the tender for engagement of construction contractor will be floated on 1st Oct., 2022 and construction activities will commence on 23rd Jan., 2023. The facilities will be handed over to the Institute on 23rd July, 2025.

The project 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. It is to apprise the Finance Committee that HEFA will fund construction of Sumari Campus (Rs.596.75 Crores) and Phase – II of Srinagar Campus (Rs.40.73 Crores).

PIB approval to the tune of Rs.909.85 Crores was awarded by the Ministry for this project on 30th June, 2020 which also included Rs.160.29 Crores as recurring expenses. The timeline for completion of project was 31st March, 2022 which has elapsed. The timeline was further extended by the MoE to 31st March, 2025 vide letter no. F.No.33-1/2012-TS.III(PT) dated 4th July, 2022 without any cost escalation. The Finance Committee is further apprised that institute has received recurring grant of Rs.186.34 Crores out of which Rs.182.93 Crores has been utilized till date. The Finance Committee is further apprised that Institute has received recurring grant of Rs.186.34 Crores. As recommended by BoG NIT UK vide BoG 42.21, it is requested to recommend the revision in recurring head in PIB approval from Rs.160.29 Crores to Rs.544.67 crores in order to meet the recurring expenditures and HEFA loan repayments till financial year 2024-2025.

Abanti

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

NBCC (India) Ltd. floated a tender to engage the construction agency and 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. After negotiation, L1 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 | ₹ 638.4 |
| 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 | ₹ 698.948 |

(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 |
| 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 |
| TOTAL AREA | | 90450 |

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 COVD. 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 |
| Cost per sq. mt. | Rs. 65975.6772 | Rs. 77273.69 | Rs. 11298.01 |

The chronology of events/ activities held for constructing the permanent campus of NIT Uttarakhand at Sumari is attached as **(Annexure FC 33.01)**.

There is deficit of Rs.102.198 Crores in the overall construction cost as quoted by L-1. Therefore, Finance Committee is requested to deliberate upon above subject matter and give the necessary directions regarding meeting the deficit of Rs.102.198 Crores.

FC 33.02: Any other item with the permission of Chair.

Apal

I/c Registrar &
Member Secretary, FC