

**Minutes of the 21st Meeting of the Building and Works Committee held on
04th December 2023 at 12.00 Noon
(Through Hybrid Mode)**

The following members were present:

- | | |
|---|-------------------|
| 1. Prof. Lalit Kumar Awasthi, Director, NIT Uttarakhand | -Chairman |
| 2. Shri. Anil Kumar, Director (Finance), MoE | -Member |
| 3. Ms. Veena Dunga, Deputy Secretary, NIT Division, MoE | -Member |
| 4. Dr. Vikas Pratap Singh, Dean (P&D) | -Member |
| 5. Dr. Dharmendra Tripathi, I/c Registrar | -Member Secretary |

Prof. Rajib Chowdhury, IIT Roorkee and Er. C.B. Singh, Superintending Engineer, CPWD could not attend the meeting due to their prior commitments.

At the outset Member Secretary, Building and Works Committee welcomed the Chairman and all the members, and requested Chairman, Building and Works Committee to preside over the today meeting of the Building and Works Committee (BWC).

Chairman, BWC and all the members offered their heartfelt condolences to the BWC member Prof. Ganesh Kumbhar, Associate Professor, IIT Roorkee for his sad demise.

The Committee discussed the following agenda:

BWC 21.01: To confirm the minutes of the 20th Building and Works Committee meeting.

The minutes of the Twelfth Building and Works Committee are enclosed as (Annexure BWC 21.01).

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

Resolution: Confirmed.

BWC 21.02: Action Taken Report on the proceedings of the 20th meeting of Building and Works Committee.

The Action Taken Report is as below:

Item no.	Items	Action Taken
BWC 20.01	To confirm the minutes of the 18 th and 19 th Building and Works Committee meeting.	Confirmed
BWC 20.02	Action Taken Report on the proceedings of 18 th and 19 th meetings of Building and Works Committee.	Noted
BWC 20.03	To deliberate on re-tendering cost for construction and development of NIT Uttarakhand – Sumari Campus.	Noted (Some of the suggestions are to be incorporated in subsequent stages of construction)
BWC 20.04	Any Other item with the permission of Chairman, BWC.	NA

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

Resolution: Noted.

BWC 21.03: To apprise the Building & Works Committee about the land allotted for the construction and development of Infrastructural facilities at NIT Uttarakhand- Sumari Campus.

Subsequent to the completion of tendering process NBCC (India) Ltd informed vide its letter no NBCC/RBG/(UP/UK/NCR)/UKD/2023/917, dt: 27.09.2023 that in order to obtain NOC from forest department the details of khasra/ khatuani of land are required. Communication was done with Revenue Department to provide the land details and Sub Divisional Magistrate Srinagar informed vide its letter no 512 dt: 13.10.2023 to deposit Rs 1,47,855/- in the Government account head 0029008000600 as a demarcation fee. Institute deposited the aforesaid amount on date 13.10.2020.

The revenue department, Srinagar Pauri Garhwal provided the Khata- Khatauni number of the 60 acres land. From this information, it was noted that only 49.916 acres of the land details are available against 60 acres of land to be developed as per approved layout plan. The Land details of approx. 10 acres are not available. Further, out of the 49.916 acres land, as per record, around 39.8673 acres land is registered in the name of NIT Uttarakhand and approx. 10 acres (2.3616 acres Private Land + 7.6868 acres Government land) of land is not registered in the name of NIT Uttarakhand. The details of land which is not registered in the name of NIT Uttarakhand along with Khasra numbers are attached herewith as letter 512 dt 30.10.2023.

To resolve the above-mentioned issues, communications were done with District Magistrate, Pauri Garhwal and Revenue Secretary, Govt. of Uttarakhand. A meeting was conducted at the office of Revenue Secretary, Uttarakhand Govt. A meeting was also called by the Honorable Minister of Education in New Delhi on 15.11.2023 in context to the land-related issue faced by the institute. In context to this meeting, District Magistrate, Pauri Garhwal and Hon'ble Director, NIT Uttarakhand along with their teams visited Sumari to find out a viable solution to the land issues of private land (about 2.36 acres), government land (about 7.68 acres) and unidentified land (about 10 acres) with in the 60-acre land portion. In this regard, the District Magistrate informed that the District Administration would resolve the issue of all the middle patches of private land and transfer it in the name of NIT Uttarakhand. It was assured by the District Magistrate that very soon a clear parcel of 60 acres land with complete mutation details along with a Khasra map will be provided to NIT Uttarakhand.

Sub Divisional Magistrate vide its letter no 02/वाचक/2023-2024, dated 20.11.2023 provided the 60 acres land parcel consisting of the land which is either registered in the name of NIT Uttarakhand or in the name of the State Government. Out of this 60 acres land about 54.86 acre land is registered in the name of NIT Uttarakhand and 5.33 acre land is currently registered in the name of State Government of Uttarakhand and as informed by Revenue Department very soon it will be mutated in the name of NIT Uttarakhand

When this newly proposed land is compared to previous land, it is observed that the hostel blocks, main gate, and ESS building as per the approved layout and DPR do not overlap, and due to which these buildings need to be shifted. In the ILPMC meeting held on dt 30-11-2023, it has been decided that these buildings can be realigned with the newly proposed land. Apart from the aforementioned construction blocks, the majority of buildings can be built on their originally proposed sites. In this regard, communication has been done with NBCC (India) Ltd. to informed about the feasibility of construction without any escalation in cost w.r.t. approved cost of the project. If NBCC is agreed to give feasibility within same budget, then AA&ES may be awarded to (India) Ltd.

All related documents/ letters are enclosed in **(Annexure BWC 21.02)**.

BWC is requested to deliberate the same.

Resolution: The Building and Works Committee resolved the following:

- (a) The technical quality of newly allotted land and its suitability for safe construction shall be evaluated by a technical team of PMC i.e. NBCC (India) Ltd.

(b) Institute shall pursue with the district administration to get demarcation of entire 60 acres land and its transfer in the name of NIT Uttarakhand in the revenue records.

(c) Also, Institute shall process the demarcation of the remaining land allocation to the Institute.

BWC 21.04: To apprise the Building & Works Committee about the approval of HEFA for the additional sanction of Rs. 54.10 crores.

Institute informed HEFA that Ministry of Education, Govt. of India, New Delhi has concurred the proposal of NIT, Uttarakhand towards release of additional fund of Rs. 54.10 crores to meet the revised re-tendering cost of construction and development of infrastructural facilities at NIT Uttarakhand. The earlier sanctioned cost of the project under component civil work was 596.75 crores which now works out to the tune of Rs 650.85 crores and requires additional capital loan of Rs. 54.10 crores. The details are tabulated below:

Phases	Component / Project Name	Approved Project Cost (in Cr.)
Phase-I	Up-gradation of existing temporary campus at ITI & Resham farm, Srinagar	48.81
	Total (Phase-I)	48.81
Phase-II	Civil Works	596.75
	Additional released under 20% provision beyond approved outlay	54.10
	Lab Equipment	11.81
	Furniture	2.00
	Total Phase (II)	664.66
Grand Total (Phase-I & Phase-II)		713.47

Communication was made with HEFA to consider the additional requirement of capital loan of Rs. 54.10 crores and revise the sanction of existing term loan of Rs. 659.37 Crores. HEFA conveyed above sanction vide Sanction Letter no: SAN/NITUK/607/2023-24 Dated 20-11-2023 of Rs. 54.10 Crores to NATIONAL INSTITUTE OF TECHNOLOGY, UTTARAKHAND. In this regard, the stamp duty fee of Rs. 10,01,630/-has been paid by the Institute vide voucher No. BP 2023-24-1048 dated 30-11-2023 towards the execution loan documents.

All related documents/ letters are enclosed in **(Annexure BWC 21.03)**.

BWC is requested to note the same.

Resolution: Noted.

अभ्यासाध्यरयेतः विद्या

BWC 21.05: To apprise the Building and Works Committee about status of work construction phase-I and phase-II at NIT Uttarakhand- Srinagar Campus.

Phase 1 Construction

As per the mutually agreed time schedule, the construction work of phase-I was deemed to be completed by 31.07.2021. A revised program chart was submitted by CPWD mentioning that work shall be completed by 31.12.2021, but as per the MPR for the month of September 2023 only 89% physical progress is 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 – Plastering work is going on.
4. Hostel Block D – Handed over on 22.08.2023
5. Hostel Block E –Handed-over in 08.08 2023.

Abathi

6. Dinning Block – Handed-over for occupancy on 28.02.2023.
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 and internal roads, pathways – Incomplete.

The details of financial transactions are summarized below:

MoU Signed on	AA & ES released	Work Completion date	Amount released till date
29.08.2020	11.09.2020	31.07.2021 (Physical progress is 89%)	Rs. 1250 Lakhs (Advance) + Rs. 1043.79 Lakhs (Against Bills)

Phase 2 Construction

The Administrative Approval & Expenditure Sanction for work construction phase-II was issued to CPWD on 29th March 2023 and the mobilization advance of Rs 10.98 crores have been issued to CPWD. The work is deemed to be completed by 31st July 2024 as per the mutually agreed schedule of completion of work but as per the MPR of September 2023 submitted by CPWD, the physical progress of the work is only 2% as indicated in the table below.

Month	Physical progress of work (%)	Progress since last month (%)
April 2023	0	0
May 2023	0	0
June 2023	1	1
July 2023	2	1
August 2023	2	0
September 2023	2	0

To expedite the construction activities a meeting was conducted with Executive Engineer, CPWD on date 20-11-2023. Though CPWD ensured that the work will be expedited, the Institute also communicated to chief Engineer CPWD vide Letter no 1608-dt-30-11-2023 to expediate the construction activities, in particular related to phase II.

BWC is requested to deliberate same.

Resolution: The Building and Works Committee resolved the following:

- (a) Institute will pursue with CPWD for expediting the progress of construction work of phase I and phase II.
- (b) Institute shall communicate the status of construction work of phase I and phase II to the Ministry so that it can follow up the issue regarding delay in construction with CPWD.

BWC 21.06: Any other item with the permission of Chairman, BWC.

Resolution: NIL.

The meeting ended with vote of thanks to the Chair.


(Dr. Dharmendra Tripathi)

I/c. Registrar & Member Secretary,

Approved/Not Approved


(Prof. Lalit Kumar Awasthi)

Chairman, Building and Works Committee