

NATIONAL INSTITUTE OF TECHNOLOGY SIKKIM
(An Institute of National Importance, Ministry of Education, Govt. of India)

Minutes of the 21st Meeting of the Building and Works Committee

The 21st Meeting of Building and Works Committee of the Institute was held on 04th January 2023 at 3:00 PM under the Chairmanship of **Prof. Mahesh Chandra Govil**, Director, NIT Sikkim at NIT Transit House, New Delhi. The following members/Invitees were present in the meeting:

Dr. Manish Kumar Jindal Chief Executive Officer (CEO), Quality Council of India	Member
Shri Raj Kamal Mittal Director (Trg. & Co-ord), College of Military Engineering, Pune	Member
Ms. Veena Dunga Deputy Secretary, Ministry of Education	Member
Shri Anil Kumar Director (F.I), MoE, GoI	Member
Dr. Aurobinda Panda Dean Planning and Development, NIT Sikkim	Member
Dr. Ranjan Basak Registrar I/C, NIT Sikkim	Member Secretary
Prof. V.K Paul Professor, SPA New Delhi	Special Invitee
Shri G.P. Upadhyaya Cabinet Secretary, Govt. of Sikkim	Special Invitee
Prof. A.K. Mittal IIT Delhi	Special Invitee
Dr. Sanjay Kumar NIT Patna	Special Invitee
Shri Rewa Nath Sharma, Executive Engineer, NIT Sikkim	Invited Member
Shri Sahil Minda, Assistant Registrar & IA, NIT Sikkim	Invited Member
Shri A. K Pathak CGM, NBCC	Invited Member
Shri Ankit Bansal Architect	Invited Member

The following member was granted leave of absence due to his preoccupation:

1. Shri Roden Thapa, Rtd. Principal CE, Energy & Power Dept., Govt of Sikkim

At the outset, the Chairperson extended heartiest welcome to the members and the invitees present in the Meeting of the Building and Works Committee for sparing their valuable time and contributions made towards the development of NIT Sikkim. The Chairperson also appraised the Building and Works Committee with the progress and issues of the Institute. It was informed to the members that due to prolonged rainy season, heavy rains, old building

structures, etc., the repair and maintenance work is regularly required. The regular maintenance works is carried out by the Estate Section of the Institute. The members appreciated the sincere efforts made by the Director towards the progress of the Institute. Thereafter, with the permission of the Chair, the agenda items were presented and the following decisions were taken after due deliberations:

Item No.21.01: To confirm the Minutes of the 20th Meeting of the Building and Works Committee held on 02nd December 2022.

The Minutes of the 20th Meeting of the Building and Works Committee held on 02nd December 2022 were circulated amongst the members. The Minutes were confirmed.

Item No.21.02: To report the actions taken on the agenda items/decisions taken in the 20th Meeting of the Building and Works Committee.

The Action Taken Report (ATR) on the decisions taken in the meeting is as follows:

Item No.	Decision	Action
20.03	To consider and approve the work “CC approach road from parking to academic block staircase”	Noted and appreciated
20.04	To consider and approve the work “extension of shed at the staircase near academic building”	
20.05	To consider and approve the work “construction of single unit room of 10’x6’ at main gate for the provision of ATM facility”	
20.06	To report the status of the physical handling over of land for the construction of permanent campus of NIT Sikkim at Khamdong”	
20.07	To deliberate on the DPR prepared by CPWD for the permanent campus of NIT Sikkim at Khamdong.	
20.08	To consider and approve the work “laying of chequer tiles at the staircase outside each girls hostel”	
20.09	Brief report on in-house civil repair and maintenance works and electrical works at NIT Sikkim.	

Item No.21.03: To consider and approve the DPR for the permanent campus of NIT Sikkim at Dung-dung, Khamdong, East Sikkim.

The DPR prepared by the CPWD for the construction of permanent campus of NIT Sikkim at Dung Dung, Khamdong, East Sikkim was presented before



the BoG in its 30th Meeting held on 08th December 2022 at New Delhi. The CPWD officials made the presentation of the draft DPR in the 29th BoG meeting held on 22nd June 2022 at New Delhi in the Ministry. The total estimated expenditure on construction of the permanent campus was approx. Rs.908.88 Crore. The Hon'ble members of the FC and BoG raised serious concern about the estimates and the rates of construction, and it was agreed that the cost of construction is to be reduced by revisiting the rates of construction. The concerns and directions issued by the BoG was communicated to the CPWD and accordingly, the CPWD Gangtok Division was asked to prepare the final DPR along with estimated cost. After several requests and reminders, the DPR was submitted by the CPWD on 21.11.2022. The same was placed before the 30th BoG and 23rd FC on 08th Dec. 2022. As per the Final DPR prepared by CPWD, the estimated capital cost of construction (OH-35) of permanent campus is 1064.17 Crores (excluding recurring, lab equipment and furniture etc.).

The Projected Cost (in Crores) as per the DPR prepared by CPWD is summarized in table below:

Capital Cost of Construction (OH 35)	Salary Head (OH 36)	General Head (OH 31)	Lab Equipment and Furniture	Cost Incurred till 20.12.2022	Total Cost required for phase-I construction
1064.17	42.76	50.97	45.00	163.83	1,366.73

The BoG was of the opinion that the cost of construction as prepared by the CPWD is very high and at the same time also directed to prepare the estimates on the basis of student strength of 1260. The members were of the opinion that the total cost of project should be less than 1,000/- crores which includes construction, other non-recurring and recurring expenditures as per the directions issued by the Ministry from time to time. It was also directed that compliance of the master circular should be ensured while submitting the final DPR for approval to the Ministry. The Institute informed about the difficulties faced while dealing with CPWD in preparation of DPR and the inordinate time taken to make even minor updation in the DPR. The request for the DPR preparation was sent to the CPWD on 15th July 2021. The DPR placed had been prepared by CPWD in more than 12 Months which is beyond the reasonable time.

Owing to the difficulties faced by the Institute, the BoG directed the Institute to take the services of any other public sector construction agency having requisite experience of campus construction. After due deliberations, it was agreed that the Institute may take the services of NBCC (India) Ltd. and the Director was authorized for the same. As the NBCC is already constructing the campuses of NIT Patna and NIT Uttarakhand. Considering the urgency and the experience, NBCC (India) Ltd. was contacted and requested to prepare the DPR as per the directions and applicable rules & regulations within 2-3 weeks.



The meetings were held with the Chief General Manager (Kolkata) and officials, NBCC (India) Ltd. and requirement as well as other documents were given to them for preparing the DPR in a time bound manner. The NBCC (India) Ltd. assured that the final draft of the DPR will be provided to NIT Sikkim in the last week of December 2022 alongwith the necessary information and estimated cost of construction. The draft DPR alongwith the estimated cost of construction of the permanent campus at Dung-dung, Khamdong, East Sikkim was submitted on 28th December 2022. The estimated cost of construction as given by NBCC (India) Ltd. is Rs. 697.00 Crores.

The Projected Cost (in Crores) as per the DPR prepared by NBCC (India) Ltd. is summarized in table below:

Capital Cost of Construction (OH 35)	Salary Head (OH 36)	General Head (OH 31)	Lab Equipment and Furniture	Cost Incurred till 20.12.2022	Total Cost required for phase-I construction
697.00	42.76	50.97	45.00	163.83	999.56

The DPR along with the estimated cost is presented in the meeting by the NBCC officials. The committee appreciated the effort given by the NBCC to prepare the DPR within short time. Considering the budget constraint, the committee has given some suggestions which is to be incorporated in the DPR before submitting it in the MoE. After thorough deliberations of the DPR, few major points that are to be reviewed/incorporated in the DPR are given below:

1. The hostel accommodation proposed is for nearly 1260 students and area per student is 19 sq. It is suggested that efforts should be made to increase the area per student to 20 or above.
2. The proposed site of permanent campus is at remote location and faculty & staff accommodation is essential. For residential accommodation, one type of faculty accommodation (type V without servant quarter) and two type of staff accommodation (type III and type IV) may be considered.
3. Professor's quarters (Type-VI) may be moved to 2nd Phase of construction.
4. Looking the remote location and need of residential accommodation a G+4 type transit hostel may be proposed with 30 or more rooms.
5. Stilt type structure need to be avoided considering the hilly terrain and economy of the project. The parking can be constructed in 2nd phase of construction.
6. The floor to floor height of residential buildings may be limited to 3.3 meter, academic and administrative building to 3.6 meter and other necessary buildings may be as per norms or as guided by Institute/BWC from time to time.
7. Requirement plan is to be reviewed and looking into the budget constraints, few requirements may be planned in next phase.
8. The boundary wall is essential, should be constructed as early as possible

- and economic form of boundary may be designed from NBCC or in initial phase Institute may go for demarcation and wire fencing to avoid encroachment.
9. The recurring expenditure in OH 31 and OH 36 need to be increased as per actual requirement.
 10. The land related issues need to be pursued rigorously and care should be taken to get the land free from all kind of encumbrance. The EIA should be expedited; change of land use (CLU) need to taken with State Govt.; transfer of forest land in the name of NIT Sikkim; land demarcation, etc. should be done well in time.
 11. The Institute should mention the current status of land along with pending issues with Govt. of Sikkim.
 12. The road diversion and mutation of road land in the name of NIT Sikkim is necessary to avoid any difficulty in future as this is a public road.

Item No.21.04: To consider and approve the Expression of Interest (EOI) cum Request for proposal (RFP) for the award of construction work of the permanent campus of NIT Sikkim at Dung-dung, Khamdong, East Sikkim.

The state government of Sikkim is in the final stage of completion of the formalities for the physical handing over of the proposed approx. 100 acres of land to NIT Sikkim at Dung-dung, Khamdong, East Sikkim. The DPR for the same is also been prepared and is to be submitted to the MoE, Govt. of India for approval and sanction of funds.

In order to award the construction work of the said campus, a construction agency may be engaged as per the rule 133 of GFR 2017. It is also proposed that the selection of the construction agency may be done as rule 133(3) of GFR 2017. For this, an Expression of Interest (EOI) cum Request for Proposal (RFP) from Central Govt. agencies/Central PSUs eligible under GFR 133(3) may be invited. A draft copy of EOI cum RFP has been prepared in consultation with NIT Patna and other experts.

The BWC formed the following committee to review and finalize the EOI under the chairman ship of the Director NIT Sikkim.

1. Dr. Manish Kumar Jindal, Chief Executive Officer (CEO), Quality Council of India
2. Shri Raj Kamal Mittal, Director (Trg. & Co-ord), College of Military Engineering, Pune
3. Dr Sanjay Kumar, Nodal Officer, Bihta Campus, NIT Patna
4. Dr Aurobinda Panda, Dean P&D, NIT Sikkim
5. Mr Sahil Minda, Assistant Registrar, Accounts, NIT Sikkim
6. Mr Rewa Nath Sharma, Executive Engineer, NIT Sikkim

The BWC suggested to get the suggestions from the members and Prof. V. K. Paul in time bound manner and get the approval of the same by circulation. It is expected to complete the final EOI in 15 days of time. If needed meetings may be conducted.

Item No.21.05: To Consider and approve the work “Repair and correction of pitch of existing Shed at admin block”.

The present campus of NIT Sikkim witnesses heavy rainfall which last for around 6 to 7 months in a year and due to this, the existing roof of examination cell and other offices has witnessed leakage from existing roof and is unsafe for the stacking and storage of answer script as well as other official documents. This need an urgent repair and maintenance work which may be done by increasing the pitch of the existing roof. A preliminary estimate of Rs.2.6 Lakhs (Rupees Two Lakh Sixty Thousand Only) has been prepared by the Estate Department for the above-mentioned works. The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department.

The PE amounting to Rs.2.6 Lakhs (Rupees Two Lakh Sixty Thousand Only) was approved as proposed.

Item No.21.06: To Consider and approve the work “Repair and maintenance of existing storm water drains”

The existing drains of the campus is having improper slope and has been washed away due to heavy rain. This has created unhealthy living condition due to the accumulation of rainwater in and around campus. The existing drains is in need for repair and correction of slope so that the rainwater and other sullage may flow easily. The preliminary estimate of Rs.1.80 Lakhs (Rupees One Lakh Eighty Thousand Only) has been prepared by the Estate Department to carry out this work. The work shall be carried out by the Estate Department of NIT Sikkim under the supervision of Civil Engineering Department.

The PE amounting to Rs.1.8 Lakhs (Rupees One Lakh Eighty Thousand Only) was approved as proposed.

Item No.21.07: Brief report on in-house civil repair and maintenance works and electrical works at NIT Sikkim.

There is regular need of repair, maintenance, and electrical work at Ravangla due to heavy rain, old building structures, laboratories etc. Therefore, the estate section of the Institute has to carry out day to day need of above works within and outside premises of the Institute. It consists of repair, paints/whitewash, woodwork, labs/classroom/hostels, electrical related tasks, drains etc.

The BWC noted the same.

The Meeting ended with a vote of thanks to the chair.

Director & Chairman

Myl
6 12/01/2023

R. B. B. B.
07.01.23
Registrar (I/c)