

# NATIONAL INSTITUTE OF TECHNOLOGY SIKKIM

(An Institute of National Importance, Ministry of Education, Govt. of India)

## Minutes of the 30<sup>th</sup> Meeting of the Building and Works Committee

The 30<sup>th</sup> Meeting of Building and Works Committee of the Institute was held on 15<sup>th</sup> January 2025 at 11:00 AM under the Chairmanship of Prof. Mahesh Chandra Govil, Director, NIT Sikkim through virtual mode. The following members were present in the meeting:

<b>Dr. Rajan Choudhary</b> Professor, Dept. of Civil Engineering, IIT Guwahati	<b>Member</b>
<b>Shri Raj Kamal Mittal</b> Retd. Jt. Director General (Pers & Trg)	<b>Member</b>
<b>Mrs. Garima Sharma</b> Deputy Secretary, NITs-II, MoE, Govt. of India	<b>Member</b>
<b>Shri N. S. Bisht</b> Director, Finance Division, MoE, Govt. of India	<b>Member</b>
<b>Dr. Aurobinda Panda</b> Dean Planning and Development, NIT Sikkim	<b>Member</b>
<b>Dr. Ranjan Basak</b> Registrar I/C, NIT Sikkim	<b>Member Secretary</b>
<b>Shri Rewa Nath Sharma,</b> Executive Engineer, NIT Sikkim	<b>Invited Member</b>
<b>Shri Abishek Singh</b> AGM (Engg.), NBCC (I) Ltd	<b>Special Invitee</b>
<b>Shri Ankit Bansal</b> Design Consultant, M/S Confluence	<b>Special Invitee</b>
<b>Ms. Preetika Prakash</b> Architect, M/S Confluence	<b>Special Invitee</b>

The following members were absent due to their pre-occupation:

- 1) Shri B. B. Sharma, Additional Chief Engineer (East/Topa), Govt. of Sikkim

At the outset, the Chairperson extended heartiest welcome to the members 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 works are 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 and his team 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.30.01: To confirm the Minutes of the 28<sup>th</sup> & 29<sup>th</sup> Meeting of the Building and Works Committee held on 20th September & 21st September 2024.**

The Minutes of the 28<sup>th</sup> & 29<sup>th</sup> Meeting of the Building and Works Committee held on 27<sup>th</sup> August, 20th September & 21st September 2024 were circulated amongst the members. The Minutes were confirmed.

**Item No.30.02: To report the actions taken on the agenda items/decisions taken in the 29<sup>th</sup> 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
29.01	To consider and approve the revision of mode of contract from EPC mode-III to EPC mode-II for the establishment of permanent campus of NIT Sikkim.	As per the direction of the BoG, NITs Bureau, the work will be carried in EPC Mode-III vide F. No: 29-2/2022/TS-III Dated: 10th Oct 2024

**Item No.30.03: To consider the approve the Repair and maintenance work of Intake water tank at Selelay, Ravangla**

Presently NIT Sikkim depends on the stream water accumulated from various natural aquifers and collected in the intake tank. The said area is vulnerable to landslides and settlement. Recently during monsoon, the intake tank was damaged by the landslide, however, necessary steps were taken to facilitate continuous water supply to NIT Sikkim by the Estate Dept. The said intake water tank needs urgent repair work like retaining walls, pitching works etc. The work shall be carried by the Estate Department of the Institute under the supervision of Civil Dept. The estimated amount of ₹ 1.00 Lakh was approved by the BWC and the same shall be booked under OH- 31 (Repair & Maintenance)

**Item No.30.04: To consider and approve the Installation of GI Puff roof panel at Shed-II**

The prefabricated Shed-II block of the Institute is having classrooms, laboratories and offices of ECE Department. The present campus of NIT Sikkim witness's heavy rainfall which lasts for around 6 to 7 months in a year. Due to heavy rain the existing roofing sheet of Shed-II creates severe noise and has shown severe leakage in some areas, due to this it is really difficult to run the classes. Several complaints have been received from the Academic



office, departments and students to replace the roof with GI Puff panels. The committee visited the classrooms and laboratories present in Shed-II for necessary works to be executed. Based on the visit, the committee recommends to replace the remaining roofing sheet of Shed-II with sandwich roof panel. The estimated amount of ₹ 1.00 Lakh as proposed was approved by the BWC and the same shall be booked under OH- 31 (Repair & Maintenance).

**Item No.30.05: To consider and approve the furnishing work at the newly fabricated mezzanine floor at Shed-III**

The Mezzanine floor at existing Shed-III was constructed as per the approval of the 26th BWC Meeting of the Institute to create space for class rooms, laboratories, faculty sitting, etc. The mezzanine floor has been completed and the furnishing works like Painting, partitions, door & windows works etc. is to be done before the initiation of next academic session. The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department. The estimated cost of work is ₹3.50 Lakh. The same was approved by the BWC and shall be booked under OH- 31 (Repair & Maintenance).

**Item No.30.06: To consider and approve the protection works of areas surrounding overhead water tank at NIT Sikkim, Ravangla**

The surrounding areas of main overhead water tank adjacent to DGRE site has shown scouring and settlement due to continuous water activity. The base of the tank need 75 mm thick CC flooring and side protection walls to avoid any further settlement/damage. The said area is also required to place water tanks for water storage as required to fulfill the water demand of hostels, residences, etc. The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department. The estimated cost of the work is ₹ 1.10 Lakh. The same was approved by the BWC and shall be booked under OH- 31 (Repair & Maintenance).

**Item No.30.07: To consider and approve the Laying of Chequered Tiles at the staircases footpaths at NIT Sikkim, Ravangla**

Presently NIT Sikkim is running on a temporary campus at Ravangla which experiences rainfall for almost 6 months a year. The staircases are heavily used by the students to access the hostel as well mess and same has been damaged due heavy rains. These stairs urgently require laying of anti-slippery chequered tiles for the safety of the commuters/students. The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department. The estimated cost of the work is ₹ 2.25 Lakh. The same was approved by the BWC and shall be booked under OH- 31 (Repair & Maintenance)



**Item No.30.08: To consider and approve the covering of staircase & space in front of Shed-III at NIT Sikkim, Ravangla**

Presently NIT Sikkim is running on a temporary campus at Ravangla which experiences rainfall for almost 6 months a year. The footpaths connecting the academic block and other departments are frequently used by the students, faculty and staffs. During rain, the commuters face hardship to access the classrooms and other departments as the rain at Ravangla is very torrential. Similarly, the space Infront of Shed-III where newly constructed classrooms, departments and mezzanine floor exists will attract maximum number of students during peak hours. Therefore, to facilitate a assembly point the space in front of Shed-III and easy access to classrooms providing shed is necessary. The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department. The estimated cost of the work is ₹ 2.75 Lakh. The same was approved by the BWC and shall be booked under OH- 31 (Repair & Maintenance).

**Item No.30.09: To consider and approve the Construction of Shed for central washing machine facility at NIT Sikkim.**

After thorough enquiries and subsequent meetings, presentation etc. with LG, the company has agreed to install a central washing machine with facilities to wash cloths on charge basis. The repair, maintenance & operations is the sole responsibilities of the provider. As per the agreement, the machines shall be installed on each hostel. Therefore, to create a space for the same, a shed measuring to 100 Sq.ft is to be constructed. The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department. The estimated cost of the work is ₹ 1.15 Lakh. The same was approved by the BWC and shall be booked under OH- 31 (Repair & Maintenance).

**Item No.30.10: To consider and approve the Construction of parking space and repair of drains in front of MPH at NIT Sikkim Ravangla.**

Due to increase in the number of faculty and staffs at NIT Sikkim, the existing areas of parking is not enough to park the vehicles during working hours. After multiple requisitions from the faculties and staffs, a space in front of MPH was found suitable to create a parking space. The parking work requires leveling, Cement concreting to cover of drain with spur pipes, etc. The repair of storm drain is necessary to avoid damage to building and roads. The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department. The estimated cost of the work is ₹ 1.20 Lakh. The same was approved by the BWC and shall be booked under OH- 31 (Repair & Maintenance).



**Item No.30.11: To consider and approve the Creation of space for Mathematics and Physics Dept at NIT Sikkim Ravangla**

A requisition has been received from the HoD regarding insufficient space to facilitate siting of scholars, faculty and staffs at Mathematics and Physics department. The committee visited the department and found that the space is necessarily required to accommodate faculty as well as PhD students. The same can be created nearly existing department of Physics. The works includes refurbishing the space, floor tiling and other minor electrical and civil works. The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department. The estimated cost of the work is ₹ 2.40 Lakh. The same was approved by the BWC and shall be booked under OH- 31 (Repair & Maintenance)

**Item No.30.12: To report the status of establishment of permanent campus of NIT Sikkim**

The Ministry of Education, Government of India approved the Detailed Project Report (DPR) for the National Institute of Technology Sikkim's permanent campus, with a total budget of ₹993.69 crores. This approval was granted via a sanction letter F. No. 29-1/2023-TS.III dated February 12, 2024. Following a decision made during the 39th Board of Governors (BoG) meeting on December 15, 2023, NBCC India Ltd. was chosen as the Project Management Consultant (PMC) for the construction of the campus at Dung Dung, Khamdong. A Memorandum of Understanding (MoU) between NIT Sikkim and the PMC was signed on March 14, 2024, for construction through EPC Mode-III, at a cost of 3.06% of the total project budget. Administrative approval and a mobilizing advance amount of ₹79,86,83,646 were granted on March 19 vide Ref. No. NITS/Reg. Off/2024/168 and released on March 22, 2024, respectively. Due to the urgency of securing the new campus's land, the PMC was requested to start constructing the boundary wall separately. They submitted a preliminary estimate, and an Administrative and Expenditure Sanction of ₹12,80,50,961.67 was issued vide ref. no. NITS/2024/RO/251 on April 24, 2024, for the boundary wall construction. Additionally, the PMC has appointed M/s Confluence Consultancy Services, New Delhi, as the Design Consultant for the project's defect liability period. PMC was asked to present the present status of the work as follows:

- 1) The contract for the construction of Boundary wall has been awarded to M/S Vaderas Interiors and Exteriors Ltd. Ghaziabad for a total cost of ₹ 10.18 Cr. As per the UC submitted by PMC, the physical progress of 12 % and financial progress of 8.25 % has been achieved as on 30.11.2024.
- 2) The Environmental Clearance for the construction of permanent campus of NIT Sikkim is under process with Sikkim Environmental Impact



Assessment Committee. The review meeting has been scheduled on 23<sup>rd</sup> January 2025.

- 3) The tender for the construction of Permanent campus with a tendered cost of ₹ 547 Cr. for a built-up area of 94500 Sq Mtr. was floated at CPPP on 29<sup>th</sup> November 2024 for a tender due date of 30<sup>th</sup> December 2024. As per the PMC eight bidders have participated in the bid and the technical evaluation of the same is under process. It is likely that the construction work of the permanent campus shall commence within last week of January 2025.
- 4) The statutory approvals like Pre-fire NOC, CTE, tree felling etc. is under process and NIT Sikkim is expediting the statutory approvals to avoid any delays in the construction works
- 5) The verification of number of trees to be felled or relocated at the site is under progress by the Forest Dept. after continuous request by the officials of NIT Sikkim.
- 6) The preparation of final elevations plans, landscaping plans, façade, gate complex etc. is under progress and the same was presented by the PMC before BWC. The BWC reviewed the same and suggested to improve the design in consultation with the local architect so that the sanctity of the local architecture is preserved. The members also requested the PMC to review all drawings and designs carefully.
- 7) The main gate architecture need improvement as the members were not satisfied with the same and gave several suggestions to the Design Consultant.

The BWC acknowledged the update and instructed the PMC to promptly finalize all necessary prerequisites to prevent delays after the award of work. Additionally, the BWC directed the PMC to thoroughly assess all technical criteria during the evaluation of bids submitted for the construction of NIT Sikkim's permanent campus at Khamdong. The Director of NIT Sikkim emphasized the importance of physically verifying the quality of work claimed by the bidders to ensure high standards and timely completion without disputes/arbitrations.

**Item No.30.13: Brief report on in-house civil and electrical repair and maintenance 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. BWC noted the same and the expenditure of the same shall be booked under OH-31.



**Item No.30.14: Any other Item with the permission of the Chair.**

The Director, NIT Sikkim briefed the BWC that even after repeated request to the Director, IIT Kanpur regarding the partial refund of ₹ 18,00,000/- (Eighteen Lakh Only) against the amount of ₹ 28,32,000/- (Twenty-Eight Lakh Thirty-Two Thousand Only) paid to IIT Kanpur for the EIA work of the permanent campus of NIT Sikkim. However, IIT Kanpur didn't carry out the work. Hence, the work was awarded to PMC to avoid any further delay in the construction of the permanent campus of the Institute. The Deputy Secretary, MoE, Govt. of India requested the Director, NIT Sikkim to communicate the same to the ministry through a letter so that the action may be taken towards the full recovery of the deposited amount.

Director & Chairman

mgf  
21/01/2025

RBasah  
Registrar (I/c)



