

NATIONAL INSTITUTE OF TECHNOLOGY SIKKIM

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

Minutes of the 31st Meeting of the Building and Works Committee

The 31st Meeting of Building and Works Committee of the Institute was held on 28th May 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:

Shri Raj Kamal Mittal Retd. Jt. Director General (Pers & Trg)	Member
Dr. Aurobinda Panda Dean Planning and Development, NIT Sikkim	Member
Shri N. S. Bisht Deputy Secretary, MoE, Govt. of India	Member
Mrs. Garima Sharma Deputy Secretary, MoE, Govt. of India	Member
Dr. Achintesh N. Biswas Registrar I/c, NIT Sikkim	Member Secretary
Dr. Sanjay Kumar Dept. Of C.E, NIT Patna	Special Invitee
Shri Rewa Nath Sharma, Executive Engineer, NIT Sikkim	Invited Member
Shri Amrit Sharma A.E (Electrical), Estate, NIT Sikkim	Invited Member
Shri Bhaskar Bhattarai S.T.A (Civil), Estate, NIT Sikkim	Invited Member
Shri Anil Kumar Pathak Head, SBG-NER, NBCC (I) Ltd	Special Invitee
Shri Abishek Singh AGM (Engg.), NBCC (I) Ltd	Special Invitee
Shri Ankit Bansal Design Consultant, M/S Confluence	Special Invitee
Ms. Preetika Prakash Architect, M/S Confluence	Special Invitee

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

- 1) Prof. Rajan Choudhary, Dept. of C.E, IIT Guwahati
- 2) 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. The chairman also apprised the status of construction of permanent campus of NIT Sikkim. Thereafter, with the permission of the Chair, the agenda items were presented and the following decisions were taken after due deliberations:

Item No.31.01: To confirm the Minutes of the 30th Meeting of the Building and Works Committee held on 15th January 2025.

The Minutes were confirmed.

Item No.31.02: To report the actions taken on the agenda items/decisions taken in the 30th Meeting of the Building and Works Committee.

The Action Taken Report (ATR) on the decisions taken in the meeting were noted.

Item No.31.03: To Consider and approve the work of laying paver block at the approach road to Boys Hostel-I

Presently NIT Sikkim is running on a temporary campus at Ravangla which experiences rainfall for almost 6 months a year. The footpaths and approach roads to Prefab-I has been damaged due to wear and tear and continuous movement of water carriage vehicle has damaged the CC Road. The said footpath/approach road was proposed to be laid with 60 mm Paver Block for durable and economical pavement and to avoid slippery surface during rain and for the safety of the commuters using the same. For the same an estimate has been prepared amounting to 3.18 Lakh (Rupees Three Lakh Eighteen Thousand Only/-). The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department.

The agenda was approved as proposed with an estimated amount of ₹3.18 Lakh. The same shall be booked under OH- 31 (Repair & Maintenance).

Item No.31.04: To consider and approve the False Ceiling work at newly constructed Classrooms and Laboratories at Shed-III.

The newly constructed Mezzanine Floor at Shed-III which is laid with Block Board of 25 mm Thickness has been completed. As per the requirement of additional 3 Nos of Classrooms of 70 Students Capacity by the Dean (Acad), The ground floor below the mezzanine floor of Shed-III was converted into classrooms. However, the complaints have been received from the Academic department regarding the noises at the mezzanine floor disturbing the regular classes. The same was inspected by the Estate Department and found it genuine to install the false ceiling of good acousticity materials to avoid the disturbances of the classes due to the noises causing due to movement of

students and staffs. As per the market survey, the false ceiling materials of calcium silicate is highly effective in absorption of noises. Therefore, an area of 4500 Sq ft may be installed with calcium silicate false ceiling of size (2'x2') of minimum thickness of 15 mm to avoid the disturbances to the regular classes. For the same an estimate has been prepared amounting to 6.50 Lakh (Rupees Six Lakh Only/-). The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department.

The agenda was approved as proposed with an estimated cost of ₹6.50 Lakh and the same shall be booked under OH- 31 (Repair & Maintenance).

Item No.31.05: To consider and approve the Construction of two unit of W/C cum Urinal at the Academic Block.

The Academic block which houses 06 Nos of classrooms, chemistry department, physics department, EEE Laboratories and Mechanical Workshop has high volume of students, Faculty, Staffs etc. The area has no any W/C or Urinal due to which the students, faculty and staffs are facing problem and are using the nearby toilets which has caused disturbance to the class schedule etc. As per the requisition, an inspection for finalizing the location for construction of W/C cum urinal for boys and girls was done along with the HOD, Deans of the institute. Considering the availability of existing Septic tank in front of mechanical workshop, it was proposed to construct the toilets in front of the mechanical workshop block which is near and accessible to all the students and faculties in the vicinity of the academic block to use it efficiently. It was proposed to construct 2 W/C each for Boys and Girls and Separate 03 Urinals for Boys Students with proper facilities. For the same an estimate has been prepared amounting to 2.10 Lakh (Rupees Two Lakh Ten Thousand Only/-). The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department.

The agenda was approved as proposed with an estimated cost of ₹2.10 Lakh and the same shall be booked under OH- 31 (Repair & Maintenance).

Item No.31.06: To consider and approve the work of construction of additional staircase at Civil Engineering Department.

A requisition was received from the HoD, Department of C.E for creation of additional classrooms for laboratory viva classes. It was proposed to construct an additional staircase to the department so that the empty space in front of the existing staircase may be converted to a classroom. The same staircase shall also provide emergency exits during emergencies to the students and faculties of Civil Engineering Department. The staircase was proposed to be construct using ISMB sections and MS Pipes laid with chequered MS Plates. Additionally, the vacant space at the entrance of existing staircase may be converted to classroom for viva lectures using GCI

Sheet covering and false ceiling. For the same an estimate has been prepared amounting to ₹1.37 Lakh. The work shall be carried out by the Estate Department under the supervision of Civil Engineering Department.

The agenda was approved as proposed with an estimated cost of ₹1.37 Lakh and the same shall be booked under OH- 31 (Repair & Maintenance).

Item No.31.07: 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.

- 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 60 % and financial progress of 58.8 % has been achieved as on 26.04.2025.
- 2) The Environmental Clearance for the construction of permanent campus of NIT Sikkim has been granted on 08.04.2025
- 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 29th November 2024. AS per the technical and financial evaluation by the PMC, M/S Sunil Kumar Agarwal, Singtam has been awarded the Work of Construction of permanent campus with a tendered cost of ₹ 461.61 Cr. and LOA has been issued to the contractor on 24.01.2025 for a project completion period of 03.02.2027. The physical progress of 1.25

& and financial progress of 1.25% has been achieved as on 26.04.2025 as per the UC submitted by PMC.

- 4) The Statutory approvals like Approvals from Local Bodies and CTE is under process and encumbrance has been removed from the site with the help of State Govt. authorities.
- 5) The tree felling process is done by the Forest Department, Govt. of Sikkim. For the same a payment of ₹ 2.44 Cr was paid against the management, Royalty and cutting felling charges.
- 6) The GFC drawings of foundation of nine buildings has been issued to the contractor by the PMC. The preparation of detailed MEP, Jhora Training Works, landscaping, road sections is under progress with the PMC. The same shall be presented before the Committee during the meeting.
- 7) The payment of ₹ 7.50 Lakhs has been done in favor of State Pollution Control Board for obtaining Consent to Establish (CTE) for a period of 03 Years @ 2.5 Lakhs per year.
- 8) The MUCK disposal approval has been accorded from the Forest and Environmental Department for disposal of muck and constructional debris of the site.
- 9) The appointment of Third-Party Quality Agency (TPQA) as per EPC guidelines is under process with NIT Sikkim. The TPQA shall be on board within a month calling EOI from various institute of repute like IITs and NITs.
- 10) The work of realignment of public road dividing the land into multiple segments has been requested to Roads and Bridges Department, Govt. of Sikkim. The same is under process with the State Government.

In Addition to the above, the following works are pending with the State Govt.

- 1) Establishment of 66/11 KV Substation dedicated to National Institute of Technology Sikkim
- 2) Relocation of two numbers of existing 66 KV line Towers obstructing the construction of Boys Hostel.
- 3) Provision of dedicated external water supply line to NIT Sikkim campus

The BWC noted the same and the following deliverables were also made during the meeting:

- 1) The chairman apprised regarding the delay in finalization of pending issues with the State Govt. which may delay in handing over of the project to NIT Sikkim. DS, MoE asked to follow-up with the state Govt. and if necessary, a DO letter shall be communicated from the MoE to

the State Govt. for early resolution of the pending issues. The Director, NIT Sikkim informed that a high-level meeting shall be convened along with the Chairperson (BoG), Concerned Ministers and officials of the State Govt. to resolve the pending issues at the earliest.

- 2) The Director, NIT Sikkim informed the issues regarding auctioning of the felled trees after handing over by the Forest Dept. Govt. of Sikkim. The auctioning of the felled trees was requested to Forest Dept, Govt of Sikkim and the PMC - however, both rejected the request. As an educational institute, having no expertise in auctioning of trees, the Director discussed the matter and it was suggested that a committee may be constituted consisting of officials from Environment and Forest Dept. (Retired/Serving), Expert from other Institute (IITs/NITs), one Representative of PMC and officials of the Institute.
- 3) The PMC informed regarding the challenges faced during construction of the buildings due to poor soil conditions and settlement of excavated soils. Considering the urgent need for expert advice, the work may be assigned to IITs/NITs for stabilization and necessary tests to be conducted to avoid future consequences and damage of the habitat and property. The PMC representative requested an early site visit for above. The members suggested that IIT Guwahati may be contacted for this work.
- 4) The BWC directed the PMC to submit a short-term goals/timeline to NIT Sikkim to have proper monitoring of the work on regular basis. It was decided that a detailed quarterly timeline/goals chart shall be prepared by the PMC and submitted to NIT Sikkim within 15 days.
- 5) The PMC presented the revised Layout Plan to the BWC in which the location of Department Buildings was shifted considering the soil conditions, Retaining wall constraints, etc. The proposed LOP was approved, however, the Institute committee headed by the Director is empowered to take the necessary decisions in all matters related to the establishment of the permanent campus.
- 6) The PMC informed that all the statutory approvals shall be completed within next 15 days. The BWC apprised the efforts made for obtaining the statutory approvals by PMC and NIT Sikkim officials in time to avoid delays.
- 7) The PMC presented the status of boundary wall and chain-link fencing. It was informed that the expenditure likely to be incurred for execution of boundary work at the land which was not earmarked during the tendering process. The Director NIT Sikkim and the BWC instructed to fence the land bearing plot no: 465,485,466 & 467 measuring 3.2 Hect. which was under litigation at the District Court and the possession of the said land was given to NIT Sikkim by the Court vide Memo No:

288/716/G/DC, Dated: 13th January 2023. However, any expenditure exceeding the actual cost i.e tendered cost shall not be utilized by the PMC without prior approval from the Institute. The PMC shall strictly adhere to the tendered cost and if any deviation is required a proper expenditure report and justification shall be placed to NIT Sikkim for approval.

- 8) The BWC directed the PMC to submit detailed report of the boundary wall to NIT Sikkim and the same shall be placed separately on upcoming meetings.
- 9) The BWC directed the PMC to strictly adhere to the terms and condition mentioned in the MoU and RFP.
- 10) During the land survey and demarcation of boundary of the allotted land, the Institute came to know that an additional land which was not earlier shown by the Land and Revenue Department, Govt. of Sikkim, is also belongs to NIT Sikkim, which is divided by the publica road into multiple parts. This land was not considered in the estimated cost of boundary by the PMC. The PMC has now reported that nearly 01 KM separate boundary wall will be required to secure this additional patch of land. The matter was discussed and it was decided that the PMC shall submit the detailed project proposal alongwith estimated cost for the approval.

Item No.31.08: 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 (Repair and Maintenance).

Item No.31.09: Any other Item with the permission of the Chair.

Director & Chairman

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RBA
18.06.25
Registrar (I/c)