

NATIONAL INSTITUTE OF TECHNOLOGY SIKKIM

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

Minutes of the 32nd Meeting of the Building and Works Committee

The 32nd Meeting of Building and Works Committee of the Institute was held on 04th September 2025 under the Chairmanship of **Prof. Mahesh Chandra Govil, Director, NIT Sikkim** through virtual mode. The following members were present in the meeting:

Dr. Rajan Chaudhary Professor, IIT Guwahati	Member
Shri Raj Kamal Mittal Retd. Jt. Director General (Pers & Trg)	Member
Dr. Sourav Mallick Dean Planning and Development, NIT Sikkim	Member
Shri Mukesh Kumar Director, IFD, MoE, Govt. of India	Member
Dr. Ravi Srivastava Registrar (I/c), NIT Sikkim	Member Secretary
Dr Ankit Bhardwaj HOD, Dept. of C.E, NIT Sikkim	Invited Member
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) 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.32.01: To confirm the Minutes of the 31st Meeting of the Building and Works Committee held on 28th May 2025

The Minutes were confirmed.

Item No.32.02: To report the actions taken on the agenda items/decisions taken in the 31st Meeting of the Building and Works Committee.

The Action Taken Report (ATR) on the decisions taken in the meeting were noted. The BWC appreciated the action taken by the institute.

Item No.32.03: To consider and approve the sanction of partial funds for providing dedicated external water supply line to the permanent campus of NIT Sikkim.

The NIT Sikkim has been requesting the Govt. of Sikkim to provide a dedicated external water supply line to the permanent campus of NIT Sikkim as per the commitment made by the Govt. of Sikkim to the Ministry of Education, Govt. of India at the time of establishment of NIT Sikkim in 2010.

The Director, NIT Sikkim has convened a series of meetings with the Chief Secretary, concerned Ministers, MLA and Officials regarding the issue and it was repeatedly informed by the Officials that the funds for the dedicated line are not available with the State Government and the same is to be borne by NIT Sikkim. An estimate vide letter no.: 06/PCE-cum-SECY/RDD, Dated: 07.07.2023. has been received from the RDD, Govt. of Sikkim with a request to deposit the funds for the execution of the work.

The meeting was again convened for the same under the Chairmanship of the Hon'ble Minister Roads and Bridges cum area MLA in present of concerned officials of the State Government to discuss the pending issues of NIT Sikkim on 16th June 2025 and it was apprised that, The Govt of Sikkim on its commitment vide Letter dated 25th February 2010 vide Ref no: GOS/DTE/2002/VIII (9)/490 from the Secretary, Government of Sikkim. The State Government had assured to provide Land, Electric Power, Water Supply, Proper Road Connectivity, basic health facilities etc. for establishing NIT Sikkim.

However, the State Government again reiterated its inability to allocate the funds for laying the said dedicated water supply to the permanent campus of NIT Sikkim. After deliberations, it was decided that NIT Sikkim shall

provide maximum funds up to Rs. 10.00 crore and the remaining expenditure over and above Rs. 10.00 crore shall be borne by the Govt. of Sikkim for the said project vide letter no: 182/RDD/JJM, dated: 21st June 2025, the Secretary, Rural Development Department, Government of Sikkim has submitted the DPR of the said project with total expenditure amounting to Rs.15.53 Cr.

The BWC noted that the DPR of the permanent campus of NIT Sikkim has the provision for the external Water Supply of Rs.18.00 Crore and hence ₹10.00 crore can be sanctioned to the Rural Development Department, Govt. of Sikkim for providing dedicated external water supply to NIT Sikkim and remaining amount shall be used to comply with the other requirements. The draft MoU was also presented before the committee and same was approved.

Item No.32.04: To Consider and approve the work of laying of paver block (a) at the Approach Road towards Boys Hostel-II and (b) in front of Boy's Mess.

(a) Laying of paver block at the Approach Road towards 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-II which is the main access road to Boys' Mess, Garbage dumping yards, mechanical Departments. The Road has been damaged due to wear and tear and frequent movement of Mess vehicle and garbage trucks. The said 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 ₹2.36 Lakhs has been prepared. 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 ₹ 2.36 Lakh and the same shall be booked under OH- 31 (Repair & Maintenance).

(b) Laying of paver block in front of Boy's Mess

The area in front of boys' hostels and mess has been settled as the said area was collapsed during the monsoon and torrential rain of 2019. The collapsed retaining wall was reconstructed by CPWD in a short span of time. The soil used for filling the area was not well compacted which has led to its settlements and damage to the existing Cement concrete floors. The area is frequently used by the students as it facilitates main access to Boys Hostel-II and Mess. The said areas were proposed to be repaired and laid with 60 mm Paver block so that the repair may be done easily during further settlements. The approximate area for laying of the

blocks is 2000 sq ft. with an estimated cost of ₹2.48 Lakhs. 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 ₹ 2.48 Lakh and the same shall be booked under OH- 31 (Repair & Maintenance).

Item No.32.05: To consider and approve the aluminum partition work at various offices and Laboratories.

The Institute is running on its temporary campus and the space to accommodate Phd Scholars, faculties and staffs are limited. The requisition was received from various departments regarding the creation of sitting spaces for the scholars, faculties and staffs. After the joint inspection of the existing laboratories and offices, it was proposed to create a cabin using aluminum partitions with ACP boards and Glasses to create a sitting space. The approximate area of aluminum partition is 450 Sq Ft. with an estimated cost of ₹1.41 Lakhs. 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 ₹ 1.41 Lakhs and the same shall be booked under OH- 31 (Repair & Maintenance).

Item No.32.06: To consider and approve the plinth protection work and repair of sewer line at Boys Hostels

The construction of boy's hostel-I and II was done by CPWD on 2015 to accommodate boys' students inside campus. The quality of work was not as per the specifications and standard practices. The issues were raised to CPWD multiple times and has been reported during the site visit of the Executive Engineer and other officials of CPWD from time to time. Due to the improper construction, the plinth protection work around the hostels has been deteriorated from rains and settlement of the subbase soil. The settlement has damaged the sewer manholes and sewerage line. The complaints have been received from the Wardens & students regarding the damage of the sewer line which has created unhygienic living atmosphere. Upon inspection of the location with the wardens, deans and officials, it was proposed to repair the plinth and drains of the hostels using 150 mm soiling with PCC of 1:2:4 of 75 mm. The estimated cost for the said work is ₹ 3.60 Lakhs. 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 ₹ 3.60 Lakh and the same shall be booked under OH- 31 (Repair & Maintenance).

Ravi

Item No.32.07: To consider and approve the work of preparation of surface of volleyball court in front of CSE Department.

The requisition was received from the Sports Section for the construction of volleyball court for the students. The same was considered and a location in front of CSE department was identified. The area was developed inhouse by the Estate department measuring approximately 50'x80'. The site has been developed, however the soil at Ravangla being clayish has resulted in slippery and uneven surface. The surface is to levelled, compacted and laid with fine sand to avoid slippery and uneven surface during its operation. The estimated cost for the said work is ₹ 1.28 Lakhs. 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 ₹1.28 Lakhs and the same shall be booked under OH- 31 (Repair & Maintenance).

Item No.32.08: To consider and approve the deviation of Boundary wall at permanent campus of NIT Sikkim.

The contract for the construction of Boundary wall was awarded to M/S Vaderas Interiors and Exteriors Ltd. Ghaziabad for a total cost of ₹ 10.18 Cr. by the PMC on 12th August 2024. The BOQ included in the cost is as follows:

- 1) Chain Link Fencing: 3000 Mtr
- 2) Brick Masonry Wall: 1930 Mtr
- 3) RRM: 47.41 Cum

The works as per the BOQ has been completed, however due to monsoon the work of painting at the Brick Masonry Walls have been kept on hold and shall be taken over by institute at later stage. The following works in addition to the BOQ as per the Letter of Award were executed to safeguard the boundary walls as it was felt necessary by the PMC:

- 1) Box Culverts: 05 Nos at the streams passing through the campus land
- 2) Jhora Training works: 42 Mtrs to train the stream water for safeguarding the boundary walls
- 3) Additional Land: The land bearing plot no:465, 485,466 & 467 measuring 1.6 Hectares which is under litigation at the district court but has been given possession to the institute vide letter no: 288/716/G/DC Dated: 13.01.2023 is secured using chain link fencing.

Therefore, as per the revised abstract submitted by the PMC additional amount of 1.35 Cr. is incurred for the additional work executed at the site as per the dynamic requirements of the site.



The BWC noted that the rates taken for deviation is as per Market Rate Analysis and directed the PMC to submit a fresh estimate as per the tender quoted cost against each item. Shri A.K Pathak, ED, NBCC (I) Ltd agreed to complete the work as per the tendered quoted cost for deviated works and the revised proposal shall be shared at the earliest to the Institute for necessary action.

Item No.32.09: 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.
- 2) 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.
- 3) The Statutory approvals like Approvals from Local Bodies is under process and encumbrance has been removed from the site with the help of State Govt. authorities and the encumbrance free site has been handed over to the PMC. As per the MoU the token rent along with rental agreement has been signed between the institute and PMC on 30.04.2025.

- 4) The Environmental Clearance for the construction of permanent campus of NIT Sikkim has been granted on 08.04.2025
- 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. As per the letter received from the department the logs shall be handed over NIT Sikkim after proper stacking and the same shall be disposed off by the Institute as per the guidelines laid by Government of India.
- 6) The GFC drawings of all the buildings have been issued to the contractor after vetting from IIT Guwahati. 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. However, the structural drawings of all the buildings have not received by the agency. The meeting was convened by the Director, NIT Sikkim to expedite the preparation of drawings within a week and submit to the agency
- 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. The CTE is under process with the State Pollution Control Board, Govt. of Sikkim
- 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 RFP from various institute of repute like CBRI, 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.
- 11) The location of Type-V quarters was insufficient to accommodate the structure. The location of Director's bungalow may be relocated.
- 12) As per the MoU the BIM model as per LOD 200 has been prepared by the consultant. The development of LOD 500 model shall be developed after finalization of the MEP and shall be placed before the committee with in hand trainings.

The Director, NIT Sikkim met with the Hon'ble Chief Minister of Sikkim to apprise of the progress of the construction of the permanent campus of the Institute and long pending issues. The following important pending issues were discussed and Hon'ble Chief Minister assured all necessary help for early resolution of the issues and early completion of the permanent campus



of NIT Sikkim at Dungdung, Khamdong. The pending important issues with the State Govt and progress is as follows:

1) Establishment of 66/11 KV Substation dedicated to National Institute of Technology Sikkim & Relocation of two numbers of existing 66 KV line Towers obstructing the construction of Boys Hostel.

NIT Sikkim is continuously pursuing the Power Department, Govt of Sikkim for last three years for submitting the DPR, however, the same was submitted on July 02, 2025 on intervention of the hon'ble Chief minister.

The DPR prepared by Power Department, Govt of Sikkim in consultation with PGCIL with an estimate of ₹ 34.96 Cr was submitted to Ministry of Power, Govt. of India on 02nd July 2025 after persistent request. The DPR is approved by the Central Electricity Authority (CEA), Govt. of India in its meeting held on 31st July 2025 under the Chairmanship of Chief Engineer (PSPA-II), CEA. The Secretary, Energy and Power Department, and Chief Engineer, EHV, Govt of Sikkim along with PGCIL Officials attended the meeting. The DPR is technically approved and forwarded to the Ministry of Power, Govt. of India for sanctioning of funds. The Ministry of Education, Govt. of India is also apprised with the same and requested to intervene in the matter with the Ministry of Power, Govt. of India for early sanction of funds.

2) Provision of dedicated external water supply line to NIT Sikkim campus

The Director, NIT Sikkim was called upon a meeting with the Hon'ble Minister Roads and Bridges cum areas MLA to discuss the pending issues of NIT Sikkim on 16th June 2025 and it was apprised that, The Govt of Sikkim on its commitment vide Letter dated 25th February 2010 vide Ref no: GOS/DTE/2002/VIII (9)/490 from the Secretary, Government of Sikkim. The State Government had assured to provide Land, Electric Power, Water Supply, Proper Road Connectivity, basic health facilities etc. for establishing NIT Sikkim. However, during the meeting, it was discussed that the work shall be executed under mutual sharing of funds between NIT Sikkim and Govt. of Sikkim due to unavailability of funds with the State Govt. for the execution of the said work. With reference to this, the letter vide letter no: 182/RDD/JJM, dated: 21st June 2025 has been received from the Secretary, Rural Development Department, Government of Sikkim with DPR amounting Rs.15.53 Cr, out of which as per discussion seeking fund of ₹10.00 Cr. from NIT Sikkim for the execution of the said work. The DPR of the permanent campus of NIT Sikkim has the provision for the external Water Supply and hence ₹10.00 crore can be sanctioned to the Rural

Development Department, Govt. of Sikkim for providing dedicated external water supply to NIT Sikkim.

3) Acquisition of additional 20-30 acres of land in the periphery of the existing land NIT Sikkim at Dungdung, Khamdong, Gangtok District.

During the meeting, it was also briefed that the land measuring approximately 100 acres of land was handed over to NIT Sikkim for the establishment of permanent campus of NIT Sikkim at Dungdung, Khamdong, Gangtok District on March 2023. However, as per the stability report and zonation map most of the land is unusable and the department has declared the area as “no construction/limited story building zone and as per the guidelines laid by Ministry of Education minimum 300 acres of land is required for establishment of Institute of National Repute. Therefore, the hon’ble Chief minister was requested to provide 30-40 acres of more land adjacent to the existing campus or in the nearby region, so that future expansion of the Institution can be ensured. The Hon’ble CM appreciated the concerned of the Institute and agreed to provide the additional land. He also directed the District Collector, Gangtok to identify the land and do the needful for early allotment of the required additional land to NIT Sikkim.

The BWC noted the same and appreciated the efforts made by the Institute for early and prompt resolution of the issues related to the construction of permanent campus. The BWC directed the PMC as follows:

- a) To timely execute the various construction activities of the campus to ensure the entire construction work is being completed in the stipulated time frame with quality.
- b) Looking at heavy rains in hilly terrain the PMC is also directed to have a proper design of Jhora Training Works and vetting of Drainage systems including discharge calculation of the streams, surface runoff calculations, etc. The same may ascertain the exact design of the structure considering the damage cause by the recent cloud burst and flash floods at most of the Indian hilly states. The Chairman directed the PMC to ensure the same at the earliest. The necessary vetting of all crucial elements must be carried out in advance from some IITs/NITs as per MoU.
- c) All drawings must be completed in all respect in time and should be handed over to the contractor to avoid any conflict/issues.

Item No.32.10: 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

Ravi

within and outside premises of the Institute. It consists of repair, paints/whitewash, woodwork, labs/classroom/hostels, electrical related tasks, drains etc. The RCC roof slabs over Dept of Physics and CSE was repaired as the rain water was percolating from the slabs due to improper construction quality. The BWC noted the same

The meeting ended with the vote of thanks to the chair

Ravi Sinha
Registrar (I/c)

Director & Chairman

mgl
16/09/2025