

NATIONAL INSTITUTE OF TECHNOLOGY KARNATAKA, SURATHKAL

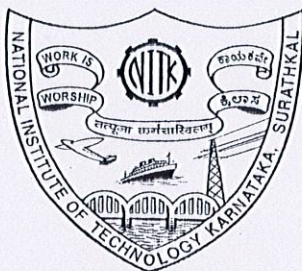
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Minutes of 39th meeting of the
BUILDING & WORKS COMMITTEE
held on March 29, 2019 (Friday) at 11:30AM in
Board Room, NITK, Surathkal.





Minutes of the proceedings of adjourned 39th meeting of the Building and Works Committee held on March 29, 2019 (Friday) at 11:30AM in the Board Room, NITK, Surathkal.

Members present:

1. **Prof. K Umamaheshwara Rao,** Chairman
Director, NITK, Surathkal,
Mangaluru – 575025.
2. **Prof. Subhash C Yaragal,** Member
Dean (P&D), NITK, Surathkal, Mangaluru – 575 025.
3. **Shri K Ravindranath,** Member Secretary
Registrar, NITK, Surathkal, Mangaluru – 575 025.

Special invitees present:

1. **Prof. A H Sequeira,**
Dean (Faculty Welfare), NITK, Surathkal, Mangaluru – 575 025.
2. **Prof. G S Dwarakish**
Former Dean (P&D) & Professor,
Dept. of Applied Mechanics, NITK, Surathkal, Mangaluru – 575 025
3. **Prof. Muralidhar Kulkarni,**
Member – BOG of NITK,
Dept. of E&CE, NITK, Surathkal, Mangaluru – 575025.
4. **Shri G. Vivekananda Swamijee,**
Executive Engineer (Civil), CPWD, NITKS Project Division -1,
NITK Campus, Sinivasnagar, Mangaluru – 575025
5. **Shri Mallikarjuna,**
Executive Engineer (Ele), CPWD, NITKS Project Electrical Division,
NITK campus, Srinivasnagar, Mangaluru – 575025
6. **Shri Y Ram Mohan,**
Joint Registrar, NITK, Surathkal, Mangaluru – 575 025.
7. **Dr. Arun Kumar Thalla,**
Resident Engineer (i/c), NITK, Surathkal, Mangaluru – 575 025
8. **Dr. Nagendrappa H,**
Faculty-in-charge of Electrical Works, NITK, Surathkal, Mangaluru – 575 025.

9. **Dr. Veersheety Guntapure,**
Liaison Officer, SC-ST Cell, NITK, Surathkal, Mangaluru – 575 025
10. **Shri Mohamod Firoz Khaza,**
Executive Engineer (Electrical)
Office of the Resident Engineer, NITK, Surathkal, Mangaluru – 575 025

Chairperson of the Building and Works Committee welcomed all the members. The Member Secretary informed the Committee that for want of quorum, the meeting is adjourned to 29-03-2019 from 22-03-2019. Again, it was noted that required quorum of four members did not attend the meeting. Hence, after waiting for 30 minutes, with the permission of the Chair, the Committee began its proceedings under the provisions of Sub-statutes No. 4 (5) and 12 (4) of 1st Statutes notified under NITSER Act, for conducting the meetings.

The written comments of Shri Anil Kumar Singh, Under Secretary, Dept. of Higher Education, Ministry of HRD, Govt. of India sent vide letter F No. 18-4/2019-TS.III dated 26th March, 2019 on the Agenda Note were read and taken into consideration while discussing the agenda items.

Item No. 39.1: **Reading and Confirmation of the minutes of 38th meeting of the Building and Works Committee held on November 30, 2018 – Reg.**

The minutes of 38th meeting of the Building and Works Committee held on 30-11-2018 were read. Since no comments have been received, the minutes were confirmed.

Item No. 39.2: **To consider the report on Action Taken on the resolutions of 38th meeting of the Building and Works Committee held on November 30, 2018 – Reg.**

The action taken on various resolutions passed in the 38th meeting of Building and Works Committee held on 30-11-2018 were noted and approved.

Item No. 39.3: **Items placed before the present meeting for consideration:**

Item No. 39.3.1: **To consider**

- (i) **The latest progress (physical & financial) of various works/ buildings under construction (Projects entrusted to CPWD as well as the works being executed by the Institute); and**

(ii) The information regarding latest position of grants received, expenditure incurred and unspent balance available in respect of building works (under Capital grants) – Reg.

The Committee deliberated on the updated status of deposits made to CPWD, expenditure incurred and the physical progress of various works/ buildings under construction as well as the works completed recently; and resolved as follows:

Sl. No.	Name of work	Approved estimate cost	Deposit made to CPWD (Till Feb., 2019)	Exp. by CPWD (Till Feb., 2019)	Physical status	Resolutions of B&WC
1	Construction of additional building for Library and renovation of existing Library	₹ 15.1707 crore	₹ 9.5060 crore	₹ 9.0089248 crore	New building work completed and taken into possession. Renovation work to be started.	B&WC resolved that the existing Library building be handed over to CPWD for renovation by 1 st May, 2019 without fail. The CPWD shall complete the renovation work before the start of academic year 2019-20.
2	Construction of New Faculty apartments. (2 apartments – One 'Type V' and one 'Type VI' – each with 24 dwelling units)	₹ 38.8112 crore	₹ 36.2257 crore	₹ 28.6730107 crore	Nearly 85% of work completed.	B&WC resolved that the Institute shall insist the CPWD for early completion of the work including power supply connection. The Institute further request the CPWD for communication of revised completion date of the entire work.
3	Const. of New Boys' hostel building of 500 single occupancy rooms (10 th block)	₹ 51.1439 crore	₹ 43.7768672 crore	₹ 31.4153756 crore	Nearly 80% of work completed.	B&WC resolved that the Institute shall insist the CPWD for early completion of the work. The Institute further request the CPWD for communication of revised completion date of the entire work. The B&WC further resolved that at least 250 rooms must be got completed in all respects by 15-06-2019 for accommodating increased student intake on account of EWS reservation.
4	Construction of New Sports Complex	₹ 34.0689 crore	₹ 34.0616321 crore	₹ 32.1059378 crore	Work is completed in all respects.	The B&WC resolved that the building must be put into use immediately. The CPWD be informed to settle the works accounts at the earliest.

5	Extension of 11kV LT line from 33kV substation to western side of the campus, Transformers, DG set and a Service building	₹ 5.488156 crore	₹ 5.2988 crore	₹ 3.0426691 crore	About 44% of the work is completed.	The B&WC resolved that the work must be completed in all respects by 15-04-2019, the extended due date for completion of the work.
6	Power supply connection to Type III and Type IV apartments from MESCOM point	₹ 0.4293 crore	₹ 0.4293 crore	₹ 0.0078419 crore	Completed in all respects.	The B&WC resolved that the CPWD be informed to settle the works account immediately.
7	Power supply connection to Type V and Type VI apartments from MESCOM point	₹ 0.2311939 crore	--	--	Just being started.	The B&WC resolved that the CPWD be requested to complete the work within three months from the date of its commencement, as stipulated in the PE.

Works completed recently by CPWD:

1	Const. of Lecture Hall Complex – C [Western side Teaching block]	₹ 23.5584 crore	₹ 22.6457546 crore	₹ 22.6457546 crore	Completed in all respects. Building is occupied.	The B&WC resolved that the CPWD be informed to settle the works account immediately duly expediting litigations, if any.
2	Furniture to Lecture Hall Complex – C	₹ 3.14 crore	₹ 3.1882 crore	₹ 3.1882 crore	Completed in all respects.	B&WC noted that the accounts have been settled.
3	Construction of New building for the Department of Computer Science and Engineering	₹ 33.0573 crore	₹ 33.0179 crore	₹ 34.1182312 crore	Completed in all respects. Building is occupied.	The B&WC resolved that the CPWD be informed to settle the works account immediately duly expediting submission of details for excess.
4	Construction of New Ladies Hostel building of 250 single rooms (5 th block)	₹ 22.6675 crore	₹ 19.3575401 crore	₹ 19.3575401 crore	Completed in all respects. Building is occupied.	The B&WC resolved that the CPWD be informed to settle the works account immediately duly expediting litigations, if any.
5	Furniture to Ladies Hostel of 250 rooms	₹ 0.8623 crore	₹ 0.5928994 crore	₹ 0.5928994 crore	Completed	B&WC noted that the accounts have been settled, except some of claims of the contractor.
6	Horizontal extension of PG Chemical Engineering building (G+4 floors).	₹ 16.50185 crore	₹ 16.5000 crore	₹ 17.3247612 crore	Completed in all respects. Building is occupied.	The B&WC resolved that the CPWD be informed to settle the works account immediately duly expediting submission of details for excess.
7	Construction of additional floors (5 th and 6 th floors) over PG Chemical Annex building.	₹ 7.9566 crore	₹ 4.6500 crore	₹ 4.3478795 crore	Completed in all respects. Building is occupied.	The B&WC resolved that the CPWD be informed to settle the works account immediately duly expediting litigations, if any.

8	Vertical extension of Applied Mechanics building (2 nd to 6 th floors) & connecting over-bridge between Applied Mechanics and Civil Engg. Bldgs.	₹10.40688 crore	₹ 9.7360928 crore	₹ 9.7560928 crore	Completed in all respects. Building is occupied.	The B&WC resolved that the CPWD be informed to settle the works account immediately duly expediting litigations, if any.
9	Const. of vertical extension of Basic Sciences building (5 th and 6 th floors)	₹ 13.25668 crore	₹ 9.4131832 crore	₹ 9.4131832 crore	Completed in all respects. Building is occupied.	The B&WC resolved that the CPWD be informed to settle the works account immediately duly expediting litigations, if any.
10	Const. of vertical extension of New Mechanical Engineering block (4 th , 5 th and 6 th floors).	₹ 23.58223 crore	₹ 23.5822300 crore	₹ 23.7486221 crore	Completed in all respects. Building is occupied.	The B&WC resolved that the CPWD be informed to settle the works account immediately duly expediting submission of details for excess.
11	Construction of New Non-Faculty apartments. (2 apartments – One of 'Type III' and one of 'Type IV' - each with 28 units)	₹ 21.3579 crore	₹ 21.3579 crore	₹ 23.9410138 crore	Completed in all respects.	The B&WC resolved that the CPWD be informed to settle the works account immediately duly expediting submission of details for excess.

Item No. 39.3.2: Additional deposit of ₹ 1.1006 crore to CPWD in respect of the work "Construction of New building for the Department of Computer Science and Engineering" – Details not furnished by CPWD – Reg

The B&WC noted the delay in furnishing required information by the CPWD on excess expenditure. After discussion, the B&WC resolved that the CPWD be informed to furnish the details immediately without any further delay.

Item No. 39.3.3: Any other matter with the permission of the Chair.

Item No. 39.3.3 (i) Proposal for the construction of "Alumni Centre of Excellence" on BOT mode – Reg.

With the permission of the Chair, the one item proposed by the Dean (AA&IR) was considered for discussion. The Dean (AA&IR) made a detailed presentation on "Alumni Centre of Excellence", the salient features of the same were as follows:

Brief of the presentation:

The Secretary of NITK Surathkal Alumni Association (NITKSAA) had submitted request seeking permission for undertaking various proposed procedure from their side to undertake construction work of "Alumni Centre

of Excellence" in the designated site in which foundation laying ceremony was held during mid-2018. Their requests are as following:

1. NITK Surathkal will have a MOU with NITK Surathkal Alumni Association (Regd.) for Build Operate and Transfer (BOT) of Alumni Centre for Excellence (ACE).
2. NITKSAA will float a Section 8 company (NITKSAA_ACE) with 10 (Ten) directors of which 6(Six) will be from NITKSAA and 4(Four) will be from Institute (NITK) for the execution (BUILD) of this project.
3. Section 8 company shall be Not for Profit company (Eg NITKSAA_ACE) will execute the project using own resources generated from ALUMNI through donations from all over the world through a legally approved process, Operate and then Transfer the building to NITK as per the MOU terms. NITKSAA will not claim any title claim for the land and Building which could also be specified under MOU.

In the meeting held on 22nd January 2019 at 11 am NITKSAA members have discussed this proposal with the Dean (AA & IR), Director and the Chairman, BOG.

In continuation to the above meeting a follow up meeting was called by the Director at his chamber on 5th February, 2019 at 1pm along with Deputy Director, Prof. Ananthanaryana and Joint Registrar Accounts, Mr.Rammohan.

As an outcome of discussions in above meetings an Office Note has been placed by the Dean (AA & IR) as following:

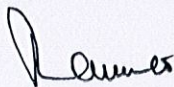
- The proposal submitted by NITKSAA is unique in nature due to following:
 - ✓ Funding for construction for Alumni Centre of Excellence is solely raised by NITKSAA through a section 8 company "NITKSAA-ACE" formed for this purpose.
 - ✓ There is uncertainty of receiving donation to meet complete construction cost of the proposed building. Thus, it may get executed in phases.
 - ✓ Building will be constructed by agency identified by the company and not by the CPWD or Estate office of the NITK.
 - ✓ Donation received partly may be in kind rather than Cash (Construction material donation)
- To ascertain whether such practice exists in other CFTI / IITs, joint team of NITK Alumni, Dean (AA&IR), Director and Chairperson BOG visited IIT Bombay and found following:
 - ✓ Donations are regularly received from Corporates, Alumni, Donors, etc.
 - ✓ Institute undertakes the construction using such donations and honours donor by offering naming rights.
- To facilitate the unique venture of NITKS Alumni Association, it was felt necessary to look in to provisions in GOI, MHRD published guidelines / statutes.
- It is proposed to sign an MOU with NITKS-ACE company addressing all important concerns listed below:

- ✓ Construction of ACE (Alumni Centre of Excellence) shall be handled in Build and Transfer mode (BT). The Build Operate and Transfer (BOT) mode is not acceptable to NITK. On completion of each Phase, it shall be handed over to NITK and will be operated by the NITK administration.
- ✓ NITKSAA shall present following before the NITK administration with regards to ACE (Alumni Centre of Excellence):
 - (a) Phases of construction of building and financial break up of each phase.
 - (b) The first phase construction of the building shall make it functional with at least one floor ready for occupation. (It shall not be just laying foundation)
 - (c) Fund available to undertake the phase 1 of construction shall be shown as bank deposit before grant of permission to proceed on ACE project. Necessary declaration shall be submitted to reserve the deposit for construction purpose only.
 - (d) Permission to construct the subsequent phases of building will be allowed in the similar manner as per above clauses (a) and (b).
 - (e) Construction permit obtained from all statutory bodies and all necessary drawing shall be in the name of NITK and presented before NITK Building & works Committee for approval. (prior to start of construction)
 - (f) Building under construction will be subjected to quality inspection of engineer nominated by the NITK Building & works Committee.
 - (g) All drawings and permits will be submitted by NITKSAA-ACE and kept under the custody of NITK Administration.
 - (h) All financial transactions will be subjected to auditing by CAG at any point of time and periodically.

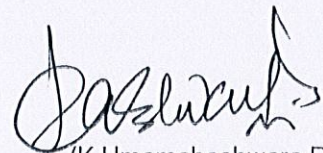
The B&WC discussed on the matter and resolved as follows:

"The B&WC resolved to place this matter before the FC and the BoG for seeking necessary approval".

The meeting ended with Vote of thanks to the Chair.



(K Ravindranath)
Member Secretary,
Building and Works Committee.



(K Umamaheshwara Rao)
Chairman,
Building and Works Committee.