

**PROCEEDINGS OF THE 8th MEETING
OF THE
BUILDING AND WORKS COMMITTEE**

HELD ON

WEDNESDAY, 16th MARCH 2011



**INDIAN INSTITUTE OF INFORMATION TECHNOLOGY
DESIGN AND MANUFACTURING (IIITD&M)
KANCHEEPURAM**



**INDIAN INSTITUTE OF INFORMATION TECHNOLOGY
DESIGN AND MANUFACTURING (IIITD&M), KANCHEEPURAM**

Proceedings of the 8th meeting of the Building and Works Committee held at 10 AM on Wednesday 16th March 2011 in the Chamber of Director, IIITD&M Kancheepuram, IIT Madras campus, Chennai.

Members Present

Prof. R. Gnanamoorthy	Chairman
Prof. S. Narayanan	Member
Mr. R. Arumugam	Member
Shri. Rajiv Sharma	Member
Mr. A. Manickavasagam	Member & Secretary
Lt.Col. (Retd) Jayakumar	Invitee

Leave of absence was granted to Smt. Pratima Dikshit, Director (Technical) MHRD.

The Chairman welcomed the members to the meeting. The minutes of last meeting has been circulated to all members. No comments received. Committee ratified the minutes of the last meeting.

ITEM No.1	Ratification of AA/ES issued to CPWD for the preparation of site for foundation stone laying ceremony by Hon'ble Minister of Human Resource Development on 11 Feb 2011.
Resolution No.1/2011	The BWC was informed that the BoG based on the recommendation of the BWC in its 6 th meeting has approved and authorized to take over the 51.75 acres of land allotted by Government of Tamil Nadu free of cost. Accordingly, the land has been taken over and the CPWD has been requested to recommence the compound wall work on the newly allotted land. The said action also has been approved by BWC in its 6 th meeting. The BWC further approved the administrative approval for taking up the following work based on the Master Plan finalized for the campus in its 7 th meeting. <ol style="list-style-type: none">1. Construction of administration building and senate hall.2. Pre engineered multipurpose structure.

3. Providing and placing furniture and kitchen equipments in the pre engineered multipurpose structure.

The members were further informed that on receipt of these communication for taking up the infrastructure development in the new campus, the Ministry of Human Resource Development desired to have a function for the foundation stone laying ceremony at the site itself. The Ministry further communicated that the foundation will be laid by the Honourable Minister of Human resource development, Shri Kabil Sibal, on 11 Feb 2011. They have directed us to make arrangement as per the protocol and blue book requirements on security of Government. Further, as per the Direction of the Ministry and as per protocol the State Government Ministers have been invited and the Honourable Ministers for Higher Education, Information Technology and Labour also have consented to be the guest of honour along with local MLA and MP.

The members were further appraised that at present, site has no infrastructure and barren. All the arrangements required to conduct such function need to be provided by the hired materials and equipments. Since it is a temporary infrastructure and function connected with the construction of the campus, it is opined that this activity will be part of the project and thus the expenditure could be met out of the contingencies of the construction project.

As per internal delegation of powers read with CPWD works manual, the Director has full powers to operate the work contingencies for the project. Accordingly, CPWD has been requested to make all the infrastructural arrangements required for the foundation stone laying ceremony.

The members were informed that based on the request the CPWD has forwarded an estimate for Rs.18, 44,640/- for the said purpose. They have also informed that the said estimate is with the similar items of work executed for the similar purpose of foundation stone laying ceremony of IIM Trichy, which is also coming under MHRD.

However, the estimate has been further scrutinized and certain items of work have been pruned down depending upon our requirement in consultation with the Ministry (**Annexure A**). The minute-to-minute programme and various activities to be carried on the occasion have been decided in consultation with the Ministry.

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The corrected pruned down estimate works out to Rs. 9, 82,000/- **(Annexure A)** Based on the said estimate the CPWD has been issued with AA/ES as per the internal delegation of powers delegated to the Director with expenditure chargeable to project cost.

The members were informed that in addition to the above, the Institute has incurred some expenditure on miscellaneous items and made some purchases required for the function and made certain expenditure for printing the invitation, brochure, printing of 3D models of the campus in large flex boards for display, transport arrangement, etc. The expenditure on this account made with due approval from the competent authority works out to Rs. 76,793/- **(Annexure B)**. The IAC in its 13th meeting dated 10.03.2011 has deliberated this issue and recommended to ratify the approval accorded by the director **(Annexure-C)**.

The BWC deliberated the above points and resolved to ratify the AA and ES issued by the Director for this purpose to CPWD and also the expenditure to be made by the Institute for Rs. 10,58,793/- (9,82,000+76,793) and recommend to the finance committee for acceptance.

The members were informed that the Minister due to his urgent unavoidable engagements has cancelled the meeting and the intimation for the same has been received on 9 Feb 2011 at 1800 hrs. By the time almost all the arrangement has been made at the site by CPWD and other printing and purchase by the Institute also have been completed. However, immediate information to all concerned to stop all other items which have not been executed till 9 Feb 2011 late evening has been given and all such unexecuted items have been cancelled.

Accordingly the CPWD has made an expenditure of Rs.5,88,640/- **(Annexure D)** and IIITD&M has made an expenditure of Rs.76,793/- after obtaining due sanction and following the laid down procedures.

The arrangement for the meeting has been made as per the direction of the competent authorities and cancellation of the meeting was not willful and due to unavoidable circumstances for which the agencies who have made the expenditure has no control. The expenditure is chargeable to the construction project.

The IAC in its 13th meeting dated 10.03.2011 has deliberated this issue and

	<p>recommended to write off the actual expenditure made by CPWD and IIITD&M office till the instruction were received to cancel the meeting for Rs.5,88,640/- by CPWD Rs.76,793/- by IIITD&M totaling Rs.6,65,433/- (Annexure C)</p> <p>The BWC deliberated the matter and as per the internal delegation of financial powers delegated to BWC to accord write off of such expenditures on the construction project of this Institute, Resolved to write off the actual expenditure made on the arrangement for the foundation stone laying ceremony for Rs.6,65,433/- (Rupees Six Lakhs Sixty Five Thousand Four Hundred and Forty Three only).</p>
ITEM No 2.	Reporting various hindrances in the allotted 51.75 acres of land and action taken and proposed to be taken.
Resolution No.2/2011	<p>As per the consent given by the BoG, 51.75 Acres of land allotted by the Government of Tamil Nadu free of cost has been taken over.</p> <p>Based on the G.O Ms.No.418 Revenue Dept. (Ni.Mu.7) dt 06-09-2010, Proceedings of the Collector Kancheepuram, the Thasildar, Chengalpattu has handed over a sketch and Land Delivery Receipt for the said land. Immediately this office has requested the Revenue authorities to survey the land and fix the boundary stones. Along with this request we have paid the necessary fees for the same as demanded by them. Based on the boundary shown by the Revenue authorities, the Institute has asked for the restart of the compound wall construction and Master plan development.</p> <p>However, during the execution of compound wall construction and arrangements for the foundation stone laying ceremony, the local Grama Panchayat elected representatives have made the following demands and also the following encumbrances in the said land has come to our notice.</p> <p>A. Dispute from Grama Panchayat.</p> <ol style="list-style-type: none"> 1. A portion Measuring about 30m x 40m in the northern boundary is claimed to be a Burial Ground of Muslim Community which has been included in the allotted land of this Institute which the Panchayat claims to be excluded. (Annexure E1) 2. There is an existing play ground measuring around 160m x 80m and 2/3 portion of the same comes inside our land in the northern boundary. (Annexure E2) 3. There is an existing open well and a pump house situated in side the

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land allotted to us. The said features are around 100m inside our land from the northern boundary. **(Annexure E3)**

The Grama Panchayat wants the revenue authorities exclude the land from the Northern Boundary and up to the open well and the land in this portion shall not be allotted to us and shall be in the possession of the Grama Panchayat usage.

B. Social Forestry department

Further along the Eastern boundary around 60m width Social forestry operation is being done by Forest department. The Forest department claims that said portion of land is in their possession and the Guards of the forest department restrain our labors entering in to this portion of land.

(Annexure E4).

C. Encroachment from Private person.

It has been observed that in the South East corner of the land a garden exists with trees, bore well and a small permanent building. As per survey a part of this garden to an approximate area of 5 acres falls within our land

(Annexure E5). Enquiries at site revealed that this garden has been developed and in occupation illegally in promboke land by a person named Shri Chandrayan and he has informed that he has filed a petition in the court against evicting him also the others to enter into the property for occupation.

Action Taken & Status Report on the Disputes:

None of this hindrances has been informed by the Revenue authorities while handing over the land through LDR and also the sketch marking our land boundary also does not have marking for these existing features and the LDR clearly states that the handed over land is **without any trees or buildings**. Series of meetings were held with The Collector, Kancheepuram regarding these hindrances and requested him to remove the hurdles and clear the encumbrances.

Regarding hindrance from Panchayat, they have also made a representation to the collector and the collector passed an order vide letter No.RC.10379/2006/A1 dt 28-1-2011**(Annexure F)** stating that leaving a small portion burial ground all other claim may be rejected and the land may be given to IIITD&M. However, we have been asked not to disturb the water supply to the village till alternate arrangements are made for which we have agreed. We have also put forward a suggestion to the Collector a bore well outside our Northern boundary could be made and a pump house abutting our compound near the burial ground could be given to them. The

collector has welcomed the proposal. Regarding the playground, he has informed that he will sanction separate amount for developing a new play field. However, all these suggestion are yet to be implemented by the Revenue authorities.

A mob illegally and forcibly entered in to our site on the midnight of 28-2-1011 and put up fencing inside our land with the claim that the said area belong to their community as burial Ground. The fenced area is of 60mx64m. This has been telegraphically and orally informed to Revenue and Police authorities (**Annexure G**). However, No action has been initiated by them against the mob. The Muslim Organisation carries a copy of adangal which shows in the same survey No an area of one Acre is allotted to them for burial purpose. No record to show the demarcation of boundary or schedule of boundary is available with them. The Institute is in constant touch with Revenue Authorities to evict the burial ground.

Regarding hindrance from Social Forestry Department, this office has already written to the Conservator of Forest, Chengalpattu to vacate the premises and also informed that the Social Forestry trees have already been harvested. In this connection, the Additional Principal Chief Conservator of Forest (SF&E), has been contacted in person. In response to perusal, the PCCF has issued the final order stating that the Institute need to pay Rs.4,95,105/- (**Annexure H**) towards the compensation for the social forestry investment done by them and also has the direction to DFOs to hand over the land on receipt of payment. The APCCF has also informed that the neighbouring Sports university paid the compensation.

Regarding the encroachment by the private person, we have approached a legal advisor for his legal opinion. He has informed the following:

- (i) All the WPs have been disposed off.
- (ii) A suit in the Chengalpattu Munsif Court is pending
- (iii) And advised for the forceful entry to the allotted area since there is no case pending against the Institute.

All these are discussed in the 13th Infrastructure Advisory Committee and committee recommended proceeding with the construction in the unhindered areas as the issues are pertaining only to the boundaries. (**Annexure C**).

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	<p>The BWC has taken note of the above points and RESOLVED to approve the action taken by the IIITD&M in this connection and proposed to be taken. Further committee resolved that the construction activity may be kept going while dealing with the hindrances in parallel. Accordingly, the BWC recommends the matter to FC and BoG also.</p>
ITEM No.3	Permission to release pro-rata stage payment on the Architectural consultancy
Resolution No.3/2011	<p>The members were informed that an agreement is in existence with M/s CPG India Pvt Ltd Bangalore for preparation of Master Plan, and for detailed Engineering and Architectural design of all the buildings and services in the new campus.</p> <p>The agreement provides for the various components of the work to be executed for master plan in article 1.1.A (Annexure I) and the various components of work to be completed for detailed Engineering and Architectural design under Article 1.1.B (Annexure I). In the Article 4.1 (Annexure J), the final payment on completion of certain stage of the entire work is envisaged. However, there is no article available in the agreement for interim payments to be made pro-rata commensurate to the progress of work made in between the stages.</p> <p>It is practically not possible to proceed with the work stage by stage for all the building and services in the campus as at any point of time various buildings will be in various stages. So it has been proposed to assess the upto date value of work done at any stage in the following manner and effect the interim payments.</p> <p>The proposal of the Consultant (Annexure K) was discussed in detail in the 13th IAC, the IAC recommended the interim payment to be made as part and parcel of the agreement with the following weightages against the demand with mutual consent: (Annexure C)</p> <p>Buildings – 70 %; Submission Plan – 10% and Services – 20 %</p> <p>The BWC deliberated the issue and RESOLVED to recommend to FC and BoG the interim payment to be made as part and parcel of the agreement with the following weightages against the demand with mutual consent: Buildings – 65 %; Submission Plan – 10% and Services – 25 %.However an another negation maybe held and the services component under any circumstances shall not below 20 %.</p>

ITEM NO.4	Administrative approval and expenditure sanction for the construction of Boys Hostel at new campus.															
Resolution No.4/2011	<p>The Committee is informed that as per the requirement analyzed for housing the residence for students, common amenities, wardens room and hostel office of the Institute, the architectural consultants M/s CPG Consultants India Pvt Ltd has developed conceptual plans for the Boys hostel Building Block-1 and Block-2. The same has been reviewed by the students, faculty and experts in addition to Infrastructure Advisory Committee. Based on the inputs, changes and modification for better functional utility has been done. (Annexure-L)</p> <p>The committee is further informed that taking into consideration of the future growth of the Institute, it has been proposed in the Master plan, a similar two more hostel blocks thus ultimately the campus could accommodate around 3000 boys. At present the building will be of Ground + 14 storied structure with two blocks.</p> <p>The committee has been appraised of the provisions made in the proposed building.</p> <table border="1" data-bbox="432 1093 1460 1355"> <thead> <tr> <th>Description</th> <th>Boys Hostel Block I</th> <th>Boys Hostel Block II</th> </tr> </thead> <tbody> <tr> <td>Single Room</td> <td>361</td> <td>401</td> </tr> <tr> <td>Double Room</td> <td>189</td> <td>-</td> </tr> <tr> <td>Total Beds</td> <td>739</td> <td>401</td> </tr> <tr> <td>Plinth Area (sq m)</td> <td>17,390</td> <td>11,953</td> </tr> </tbody> </table> <p>The total plinth area works out to 29343 sq m and the total number of beds will be 1140.</p> <p>Based the experience gained by the faculty members from different institutes, it has been decided to put the mess facility for both boys and girls of all the hostel in the campus in a single building. So the mess and kitchen facilities have not been added in this building. The mess building drawings are under preparation.</p> <p>For the above provisions, based on the preliminary estimate of the Consultant, the CPWD has provided a preliminary estimate for Rs.73, 43, 14,000/- including 3% contingencies and other statutory Taxes. (Annexure M)</p>	Description	Boys Hostel Block I	Boys Hostel Block II	Single Room	361	401	Double Room	189	-	Total Beds	739	401	Plinth Area (sq m)	17,390	11,953
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	<p>Administrative sanction will be pre requisite for demand of grant from the budget of the Ministry. It is proposed to take up this work through CPWD as a deposit work.</p> <p>The IAC in its 13th meeting item no.4 has recommended for accorded of administrative approval and expenditure sanction (Annexure-C).</p> <p>The BWC deliberated and Resolved to recommend to FC and BOG for accord of Administrative Approval and Expenditure sanction for Rs.73,43,14,000/- for taking up this work through CPWD as Deposit Work.</p>
<p>ITEM NO 5.</p>	<p>Administrative approval and expenditure sanction for the construction of Lecture Hall complex in new campus.</p>
<p>Resolution No.5/2011</p>	<p>The Committee is informed that as per the requirement analysed for housing the various size of the class rooms of the Institute, the Architectural consultants M/S CPG India Ltd has developed conceptual plans for the lecture hall building. The same has been reviewed by the Infrastructural Advisory Committee, faculty and students and suggested some changes and modification for better functional utility. Accordingly the consultants have revised the conceptual drawing and the final conceptual drawings have been received from the consultant. (Annexure N)</p> <p>The committee is further informed that to take care of the future growth of the Institute the structural provision has been proposed in the building for two more floor as vertical expansion. At present, the building will be of G+4 storied structure and ultimately will be of G+6 storied structure including the proposed vertical expansion. The committee has been appraised of the provisions made in this building.</p> <p>The lecture hall complex will have 10,746 sq m built up area and house 3 Nos of 200 capacity, 20 Nos. 60 capacity, 3 nos 100 capacity classrooms and 4 nos research labs and one exhibition hall. It is proposed to centrally Air condition the Building in only one 200 capacity class room and exhibition hall.</p> <p>For the above provisions, based on the preliminary estimate of the Consultant, the CPWD has provided a preliminary estimate for Rs.34,05,04,000/- including 3% contingencies and other statutory Taxes. (Annexure-O)</p>

	<p>Administrative sanction will be pre requisite for demand of grant from the budget of the Ministry. It is proposed to take up this work through CPWD as a deposit work.</p> <p>The IAC in its 13th meeting item no.5 has recommended for accorded of administrative approval and expenditure sanction (Annexure-C).</p> <p>The BWC deliberated and Resolved to recommend to FC. and BOG for accord of Administrative Approval and Expenditure sanction for Rs. 34,05,04,000/- for taking up this work through CPWD as Deposit Work.</p>
ITEM No 6.	Payment of compensation to the social forestry department
Resolution No.6/2011	<p>The committee has been informed that based on the persuasion made with the Forest department the Additional Principal Chief conservator of forest has made a demand that Rs.4,95,105/- vide his order NoR.C.No.S.F.1/10462/2011 dated 09-03-2011(Annexure-P). The various enquiries reveals that making such payment is mandatory and they will not hand over the land and allow construction activity till the payment is made to them. It is also learnt the neighboring allottee, namely Sports University has already made such payment and took over the land.</p> <p>The IAC in its 13th meeting dated 10.03.2011 has deliberated this issue and recommended to It recommends for the payment of compensation to forest department not exceeding Rs.4,95,105/- charging the expenditure to contingency of the project.</p> <p>After due deliberation on the issue the BWC RESOLVED to approve the payment to be made to the Forest department not exceeding Rs. 4,95,105/- charging to the contingencies of the project.</p>

A. Manickavasagam
Secretary


Chairman