

**PROCEEDINGS OF THE 16th MEETING
OF THE
BUILDING AND WORKS COMMITTEE**

HELD ON

FRIDAY, 16th MAY 2014



**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 16th meeting of the Building and Works Committee held at 3.00 PM on Friday, 16th May 2014, in the Board Room, 2nd Floor Administrative Building, IIITD&M, Chennai- 127.

Members Present

Prof. R. Gnanamoorthy	Chairman
Prof. S. Narayanan	Member
Shri. R. Arumugam	Member
Shri. B.S. Reddy	Member
Shri. A. Manickavasagam	Member & Secretary

Leave of absence was granted to the Director (Technical), Department of Higher Education, MHRD.

The Chairman welcomed the members to meeting and briefed all the members about the ongoing infrastructural development activities in the campus. ✓

Item No.1	Confirmation of Proceeding of the 15th Meeting of BWC
Resolution 1/2014	The Committee has been informed that the Proceeding of the 15 th meeting has been circulated to all the members vide letter No. IIITDM/7/2013/1655 dated 28.10.2013 and for the same no comments have been received till date from the members. The BWC resolved to confirm the minutes of the 15th meeting.
Item No.2 ✓	Administrative Approval and Expenditure Sanction for the construction of Girls hostel Phase –II (3rd floor to 15th floor over the existing Ground +2 storied building (Jasmine)
Resolution 2/2014	The Committee has been informed that due to inadequate land allotment in the master plan the girl's hostel has been designed as a multi storied building of Ground + 8 stories with future vertical extension provisions of 6 more stories.

It is appraised to the committee that G+8 stories have been sanctioned by BWC under resolution No. 8/2011 of the 9th meeting dated 31.05.2011. In order to tide over the situation due to sudden shifting of the Institute from IIT Madras the sanction has been modified to G+2 storied with structural provision of G+14 under resolution No. 14/2011 in 10th meeting dated 29.09.2011.

The Committee is further informed that since the one hostel building has been completed in full shape of G+14 stories it is proposed to take up the girls hostel to its full shape of G+14 stories after vacating the present G+2 stories.

Even though originally it has been planned G+8 stories for girls it will not be possible to take up additional 6 stories until unless the entire lower floors are vacated. The committee has been given the justification for taking up the entire G+14 stories construction at one stage. Further it is informed on completion of this structure it can house 484 beds which is around 30% of total envisaged student strength of 1,500. The total built up area of this additional construction will be 11,040 sq.m over the existing G+2 stories construction which is completed and is having a built up area of 2876 sq.m thus a total built up area of 13916 sq.m for entire structure. The specification of the building shall be as that of already existing in the same building at 2nd floor and other hostels.

The Committee has been informed that it had recommended and accordingly BoG has approved to take up additional built up area for the new campus to the tune of 1,45,000 sq.m. wide BWC resolution No. 14/2013 meeting No. 15th dated 07.10.2013. In that approval this building has been conceptualised as G+8 only. Accordingly a built up area of 9907 sq.m. has been intimated. Now for the reason explained above to take up G+14 constructions an additional 4,009 sq.m more is required.

The preliminary estimate forwarded by CPWD has been prepared based on Delhi plinth area rates of Government of India enhanced by approved cost index for Melakkottaiyur as on 01.10.2013, for Rs.31,22,95,000/- including 3% contingencies with all statutory taxes and provision for achieving for 3/4 star rating as per GRIHA norms (Annexure -1).

The Building and Works Committee deliberated the above provisions and the estimate and resolved to accord administrative approval and expenditure sanction for Rs. 31,22,95,000/- (Rupees Thirty One Crores Twenty Two Lakhs Ninety Five Thousand Only) including 3% contingencies and also recommend to accord permission for additional built up area to the tune of 4,009 sq.m.

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Item No.3	Ratification of Administrative Approval and Expenditure Sanction accorded by the Director, IIITD&M
	It is informed to the committee that as per delegation of the financial powers the Director, IIITD&M has been authorised to accord administrative approval and expenditure sanction for the works upto Rs.5 crores. Accordingly, the Director in exercise of the delegated power has accorded the Administrative Approval and expenditure sanction for the following works since the last meeting of BWC. All the works are part and parcel of the works of the new campus as a whole. The BWC was requested to take note of and ratify the action taken by the Director as per the delegation of the powers conferred on him.
Item No 3.1	Accord of Administrative Approval & Expenditure Sanction for covered badminton court for Rs.40,27,000/-.
Resolution 3/2014	<p>The BWC has been informed that even though a full-fledged sports complex has already been sanctioned an additional two numbers covered badminton courts are urgently required for the use of the student for entertainment and exercise purposes. The original sanction of the sports complex has been approved by BWC under resolution No. 34/ 2012 in the 13th meeting dated 17.12.2012.</p> <p>The detailed preliminary estimate has been framed by CPWD with the hall size of 12 x 40m with a central height of 9m and eve height of 6m with galvalume sheet roofing and cladding with C-C flooring based on Delhi schedule of rates with cost of Rs. 40,27,000/-. The committee has further been informed that the same has been accorded sanction under order No. No 44/2013 under No. IIITDM/5(51)/2013/72 dated 21.01.2014 (Annexure -2).</p> <p>The Building and Works Committee has taken note of the above referred sanction and resolved to ratify the action taken by Director, IIITD&M.</p>
Item No.3.2	Accord of Administrative Approval and Expenditure Sanction for Tile Flooring and AR & MO for the year 2014-2015 for PEMS Hostel of IIITD&M for Rs. 27,88,000/-.
Resolution 4/2014	The Committee has been informed that the normal specifications for the hostel flooring as per approved norms inside the rooms and corridors are that of vitrified /ceramic tiles. It is further informed due to paucity of time for completion during

	<p>construction the specifications adopted in PEMS hostel of boys and girls are that of C-C flooring which needs to be carried out to the normal specification.</p> <ol style="list-style-type: none"> 1. For an estimate framed by CPWD for upgradation of floors for PEMS boys and girls hostel administrative approval and expenditure sanction under order No.51/2014 under No.IIITDM/5(3)/2011/317 dated 31.03.2014 for an amount of Rs.17,36,000/- including 5% contingencies and other statutory taxes has been accorded (Annexure -3). 2. As per the yardstick the PEMS building are due for (AR & MO) works, so it has been proposed to take up the Internal / External painting of this building. Based on the detailed preliminary estimate framed by CPWD administrative approval and expenditure sanction under order No.50/2014 under No. IIITDM/5(3)/2011/318 dated 31.03.2014 for an amount of Rs.10,52,000/- including 5% contingencies and other statutory taxes has been accorded (Annexure -4). <p>The Building and Works Committee has taken note of the above referred sanction and resolved to ratify the action taken by Director, IIITD&M in respect of both the works for an amount of Rs. 17,36,000/- and Rs. 10,52,000/- for the above works.</p>
Item No.3.3	<p>Accord of Administrative Approval and Expenditure Sanction for SITC of 50 kilowatt power solar photo voltaic power plant in lecture hall of IIITD&M for Rs. 77,62,905/-.</p>
Resolution 5/2014	<p>The Committee has been informed that the construction of the new campus has been registered under large area development for the certification of GRIHA 3/4 star rating. In order to fulfill the mandatory requirement for the rating, it is proposed to install 50 kW solar photo voltaic power plant in terrace of lecture hall block.</p> <p>The committee was informed that the work will be executed under 3 bids systems of open tendering. For the same, the estimate framed by CPWD for Rs.77,62,905/- has been accorded administrative approval and expenditure sanction under order No.48/2014 under letter No.IIITDM/(5)8/2011/94 dated 29.01.2014 for Rs.77,62,905/- including 5% contingencies and other statutory taxes (Annexure-5)</p> <p>The Building and Works Committee has taken note of the above referred sanction and resolved to ratify the action taken by Director, IIITD&M for</p>

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	accord of administrative approval and expenditure sanction under order No.48/2014 under letter No.IITDM/(5)8/2011/94 dated 29.01.2014 for Rs.77,62,905/- (Rupees Seventy Seven Lakhs Sixty Two Thousand Nine Hundred And Five Only)
Item No.3.4	Accord of Administrative Approval and Expenditure Sanction for the landscaping and development works around cafeteria of IITDM for Rs.43,01,000.
Resolution 6/2014	<p>The Committee has been informed that while obtaining sanction for the construction of the cafeteria of open type nature with extensive landscape, the component of landscape could not be included in the main estimate for want of details at that time. Since the structure has been completed and the same could not be put into the use without land scape. Based on the consultants detailed drawing CPWD has framed a detailed preliminary estimate for which the administrative approval expenditure sanction has been communicated under order No.45/2014 under No. IITDM/28/2013 dated 22.01.2014 for Rs.43,01,000/- including 5% contingencies and other statutory taxes (Annexure-6).</p> <p>The Building and Works Committee has taken note of the above referred sanction and resolved to ratify the action taken by Director, HITD&M for accord of administrative approval and expenditure sanction under order No.45/2014 under No. IITDM/28/2013 dated 22.01.2014 for Rs.43,01,000/- (Rupees Forty Three Lakhs One Thousand Only)</p>
Item No.3.5	Accord of Administrative Approval and Expenditure Sanction for providing false ceiling and acoustic treatment for lecture hall complex of IITD&M for Rs.3,50, 80, 000/-.
Resolution 7/2014	<p>The Committee has been informed that the lecture hall complex which has been sanctioned under resolution No. 5/2010 in its 8th meeting is under progress. It is expected to be commissioned with in few months. It is also informed to committee that as per the recent policy guidelines of the ministry all the class rooms needs to be digital class rooms. The functioning of digital smart classrooms requires provision for air conditioning and acoustic treatment.</p> <p>At the time of sanction of this work it was decided to keep the lecture hall as non A/c halls due to which the provision of ducting and false ceiling has not been included in the sanctioned estimate. For mechanical and electrical provisions of A/c the</p>

	<p>estimates are under preparation. For acoustic treatment, false ceiling of entire building for which no provision exists in the sanctioned estimate, CPWD forwarded a detailed preliminary estimate.</p> <p>In order to take up the work the administrative approval and expenditure sanction has been communicated based on the estimate under order No.53/2014 and letter No.IIITD&M/5(8)/1/2014/405 dated 30.04.2014 for Rs.3,50,80,000/- (Annexure-7).</p> <p>The Building and Works Committee has taken note of the above referred sanction and resolved to ratify the action taken by Director, IIITD&M for accord of administrative approval and expenditure sanction under order No.53/2014 and letter No.IIITD&M/5(8)/1/2014/405 dated 30.04.2014 for Rs.3,50,80,000 /- (Rupees Three Crores Fifty Lakhs Eighty Thousand Only).</p>
Item No.3.6	The Administrative Approval and Expenditure Sanction for acoustic treatment to Senate hall for Rs.29, 61,000/-.
Resolution 8/2014	<p>The Building and Works Committee has been informed that the administrative approval and expenditure sanction under order No.54/2014 in letter No.IIITDM/5(2)/1/2014/404 dated 30.04.2014 (Annexure-8) for carrying out the acoustic treatment of senate hall for Rs.29,61,000 has been withdrawn and amalgamated to an another work for the same building reported under Item No.3.7 and also the withdrawal has been brought before the BWC under additional Item No.1</p> <p>Accordingly the committee has been informed that said order has been withdrawn and ordered to be treated as Null & Void as per order No. 55/under letter No. IIITDM/5(2)/1/2014/ 433 dated 13.05.2014 (Annexure-A1).</p> <p>The Committee has taken note of (a) accord of administrative approval and expenditure sanction for acoustic treatment of senate hall for Rs. 29,61,000/- (b) withdrawal of the said administrative approval under order No. 55/2014 and (c) amalgamation this portion of work along with the administrative approval and expenditure sanction for providing structural glazing, verandah false ceiling, other connected works, glass partition in administrative building and senate hall and resolved to ratify the action taken.</p>
Item No.3.7	Accord of Administrative Approval and Expenditure Sanction for providing structural glazing, verandah false ceiling, other connected works and glazed partition in Administrative building and senate hall for Rs. 2,26,99,000/-.

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<p>Resolution 9/2014</p>	<p>The Committee has been briefed that while obtaining sanction for construction of administrative building and senate hall, in the estimate provision could not be kept for internal works for want of detailed assessment of the various internal works for this building.</p> <p>Since the building has been completed, for the immediate usage a partial portion of the buildings covering entire ground floor, 3 modules of 1st floor and in the 2nd floor the director room and his office, six numbers conference rooms, the senate hall for its acoustic treatment, seating arrangement, modified stepped flooring, aluminum louvers in the connecting corridor, structural glazing in the front foyer, alone has been taken up for its interior works such as glass partition inside the rooms including its work stations, etc., in the administration building and senate hall.</p> <p>Committee has been informed that based on the estimate received from CPWD for the probable cost of the work ,administrative approval and expenditure sanction has been accorded under order No. 52/2014 under letter No. IIITDM/5(54)/2014/406 dated 30.04. 2014.(Annexure – 9)</p> <p>The committee has also been informed that for the left out portion of the interior works in the building will be taken up at a later date.</p> <p>The Building and Works Committee has taken note of the above referred sanction and resolved to ratify the action taken by Director for accord of administrative approval and expenditure sanction for Rs. 2,26,99,000 (Rupees Two Crores Twenty Six Lakhs Ninety Nine Thousand Only)</p>
<p>Item No.4</p>	<p>Providing a Well to Melakottaiyur Village Panchayat as a compensation for the existing well being used by them presently inside the campus.</p>
<p>Resolution 10/2014</p>	<p>The Committee has been informed that under resolution No. 2/2011 the various hindrances in the allotted 51.75 acres of the land has been reported and the committee was further informed that a peace meeting was held between revenue authorities, Village Panchayat office bearers and IIITD&M officials and the outcome of the same has been reported to BWC under Item No.3 resolution No. 20/2011 of 10th meeting. The BWC resolved to authorise the director to implement the proposal given by revenue authorities.</p> <p>Out of the five provisions given in the peace committee resolution one of the item is to provide a drinking water well at the location to be shown by the Village Panchayat and approved by the revenue authorities in lieu of the compensation to be</p>

	<p>paid for the existing open well inside our campus which is being used by the Village Panchayat for their drinking water needs.</p> <p>Even though the institute has obtained a cost estimate from CPWD for Rs.10,52,200/- (Annexure-10) for digging the well the same could not be sanctioned. Under the recently launched development scheme called "Nammaku Naame Thittam" the Village Panchayat requested to make a payment to the Collector of Kancheepuram for Rs. 3,00,000/- under this scheme. Under this scheme the village panchayat themselves will implement an alternate well and confer all the rights of the existing well to IITD&M. The committee has been informed of the resolution to this effect dated 7.12.2014 passed by Village Panchayat (Annexure-11).</p> <p>The Committee deliberated the above factors and resolved recommend to BoG for the acceptance of the proposal of the Village Panchayat and to make the payment to collector of Kancheepuram under "Nammaku Naame Thittam" in favour of a drinking water well to Melakkottaiyur 1st grade Panchayat, for Rs. 3,00,000/- (Rupees Three Lakhs Only)</p>
Additional Item No. 1.	With drawl of Administrative Approval and Expenditure Sanction issued under item No. 3.6 of Agenda.
Resolution 11/2014	The Building and Works Committee resolved to consent to amalgamate this Item under resolution No. 8/2014.
Additional Item No.2.	Revised administrative approval and expenditure sanction for landscaping near administrative block and hostel block of PEMS structure.
Resolution 12/2014	<p>The Committee was informed that the referred work has been accorded AA&ES by order No.12/2011 under No. IITDM/5(19)2011/1162 dated 20.06.2011 for Rs.7,94,300/- and the same was got ratified from BWC in its 10th meeting dated 29.09.2011 under resolution No. 15/2011. As per the original scope of the work only 3 triangles of PEMS administrative building was covered. During execution the 4th block horticultural work also had been ordered to be executed charging the expenditure to the original sanction. Due to this, the cost has increased from the original sanction and the CPWD has forwarded revised preliminary estimate for Rs.10,50,342/-.</p> <p>Since the excess amount of the work is due to enlargement of the scope of work the ex-post-facto revised administrative approval and expenditure sanction for Rs.</p>

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	<p>10,50,342/- under order No 56/2014 under letter No. IIITDM/5(19)/2014/432 dated 13.05.2014 has been accorded (Annexure –A2).</p> <p>The Building and Works Committee has taken note of the above referred sanction and resolved to ratify the Ex-post-facto revised administrative approval for Rs. 10,50,342/-(Rupees Ten Lakhs Fifty Thousand Three Hundred and Forty Two Only)</p>
<p>Additional Item No.3.</p>	<p>Revised Administrative Approval and Expenditure Sanction for the work of Earth work formation for play field area.</p>
<p>Resolution 13/2014</p>	<p>The Committee was informed that the subject work has been accorded with AA &ES by order No.11/2011 under No. IIITDM/5(9)2011/1024 dated 11.05.2011 for Rs. 82,04,000/- and the same was ratified by BWC in its 9th meeting under resolution No. 12/2011 dated 31.05.2011.</p> <p>The original scope of the work was only for cutting and filling and also rough dressing of the earth over the area required for accommodating 400m athletic track and cricket field.</p> <p>During the execution of the work some additional sports fields including final surface preparation of the cricket field and athletic track were to be made to put into use by the students who were shifted from IIT Madras campus. The committee was informed that over and above original provision in the estimate the additional works such as cement concrete basketball courts, volleyball courts, three numbers cement concrete badminton courts, two tennis courts, one tennis practice court with free standing wall etc., in addition to preparation of surface of cricket and athletic field had been ordered to be executed by charging the cost to the original work.</p> <p>Due to this additional work the original sanction amount exceeded. The CPWD has informed a revised preliminary estimate for Rs.1,04,16,876/-. Since excess amount of this work is due to enlargement of the scope of work, based on this estimate ex-post-facto revised administrative approval and expenditure sanction for Rs. 1,04,16,876 under order No 57/2014 under letter No No. IIITDM/5 (9)/2014/ dated 13.05.2014 has been accorded (Annexure –A3).</p> <p>The Building and Works Committee has taken note of the above referred sanction and resolved to ratify the issue of Ex-post-facto revised administrative approval under order No 57/2014 for Rs. 1,04,16,876 (Rupees One crore Four Lakhs Sixteen Thousand Eight Hundred and Seventy Six Only)</p>

Additional Item No.4.	Extension of time limit to M/s CPG Consultants (India) Pvt. Ltd., for additional 12 months.
Resolution 14/2014	<p>The Committee was informed that under resolution No.1/2009 in 2nd meeting dated 04.05.2009, M/s CPG Consultants (India) Pvt. Ltd., Bangalore for carrying out the development of complete master plan and detailed architectural and structural design of various buildings and connected internal/ external bulk services for an built up area of 55,000 sq.m. had been approved to be appointed.</p> <p>The Committee was informed that under resolution No. 3/10 in 6th meeting dated 07.10.2010 the scope of the original agreement has been enlarged to 1,20,000 sq.m. with an extra item for consultancy of GRIHA certification. Due to the enlargement of scope the time limit also has been extended from 20.05.2009 keeping validity upto 19.05.2014.</p> <p>It is reported to the Committee that as per the scope of work entrusted all the components will not be completed before the expiry of validity of agreement. As per the consent of the both the parties of the agreement the time extension order has been issued keeping the validity of the agreement upto 19.05.2015 without prejudice to reserve the rights of IIITD&M to invoke the remedies available under the various provisions of the agreement in case of any default from M/s CPG Consultants (India) Pvt Ltd., Bangalore subject to further agreement by both the parties that all other terms and conditions of the agreement will remain unaltered and will be binding both the parties including extra/deviation items already sanctioned (Annexure –A4)</p> <p>The Building and Works Committee has taken note of the above referred extension of time and resolved to ratify the extension of time granted for additional 12 months to M/s Consultants (India) Pvt Ltd., Bangalore.</p>
Additional Item No.5.	Appointment of Architectural consultant for the architectural, structural other service designs for construction of multi-purpose auditorium for IIITD&M
Resolution 15/2014	<p>The committee was informed that the BWC in its 15th meeting held on 07.10.2013 under item No. 11 and resolution No.14/2013 have recommended to BoG to take up additional work through a fresh architectural consultant to take up constructions including its allied services to the tune of additional 25,000 sq.m thus a total of 1,45,000 sq.m. Accordingly BoG has approved the recommendation of the BWC.</p> <p>It was also informed that keeping in view of various ongoing works and the fund required vis-a-vis allotment received it is felt that it is not possible to take up all the</p>

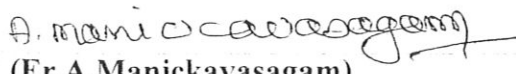
authorized additional built up area at a time. So as per priority wise it has been proposed to take up a multipurpose auditorium immediately through a fresh architectural consultant whose scope will be from concept to commissioning with an approximate built up area of 4,500 sq.m.


Accordingly after observing all the codal formalities an expression of interest has been invited from the reputed architects and architectural firms. In response to the advertisement in a two bid system, 6 Nos expression of interest were received. As per the prescribed procedure mentioned in the tender document, a technical evaluation has been carried out by a Committee. Based on their recommendation, three firms have qualified for opening of the cost bid. The cost bid has been opened and the final marks scored by the firms (in the technical evaluation with 70% straight weightage and cost evaluation with 30% reverse weightage) are as below.

Name of the firm	Marks	Cost (in Rs Lakhs)
M/s CPG Consultants (India) Pvt. Ltd., Bangalore	93	30
M/s Pithavadian and Partners, Chennai	84.9	41
M/s Designo Architects, Thane	60.4	90

It could be seen from the above M/s CPG Consultants (India) Pvt Ltd, Bangalore has scored highest mark in the combined evaluation of technical and cost bid. The firms are of a reputed nature and having good experience in carrying out a multipurpose auditorium for this institute. It is requested BWC may accord permission to select the same as an architectural consultant with the term and conditions and cost quoted by them as already mentioned in the cost bid document as mentioned above.

The Committee deliberated and resolved to approve the appointment of Architectural Consultant M/s CPG Consultants (India) Pvt Ltd., Bangalore as a consultant for designing all the services and buildings including interior, acoustic and all other connected designs from the concept to commissioning for the construction of a multipurpose auditorium with built up area not exceeding 4,500 sq.m for a cost of Rs. 30,00,000/- (Rupees Thirty Lakhs Only)


(Er.A.Manickavasagam)
Member & Secretary, BWC.


(Prof.R.Gnanamoorthy)
Chairman, BWC, IITD&M