



INDIAN INSTITUTE OF INFORMATION TECHNOLOGY
DESIGN AND MANUFACTURING (IIITDM) KANCHEEPURAM

Chennai - 127

Proceedings of the 20th meeting of the Building and Works Committee (BWC)
held at 3.00 PM on Thursday, 15th June 2017, in the Board Room, IIITDM campus

Chennai- 127.

Members Present

Prof. R. Gnanamoorthy	Chairman
Prof. S. Narayanan	Member
Prof. P. Alagusundaramoorthy	Member
Dr. S R Pandian	Member
Shri.A. Manickavasagam	Member & Secretary

The Chairman welcomed the members to meeting.

The Committee was briefed that MHRD has not released the funds hence as reported in the last meeting no progress could be made in the Infrastructure of the campus and informed that CPWD has foreclosed the ongoing agreements.

Item No.1	Confirmation of Proceeding of the 19th Meeting of BWC
Resolution 1/2017	The Committee has been informed that the Proceeding of the 19 th meeting has been circulated to all the members vide letter No. IIITDM/7/2011/BWC/854 dated 31.10.2016 and for the same no comments have been received till date from the members. The BWC resolved to confirm the minutes of the 19th meeting.
Item No.2	Report on the Status of the permanent campus construction of IIITDM Kancheepuram
Resolution 2/2017	The Committee has been informed that the Institute has been sanctioned by GOI based on a DPR prepared during October 2003 and communicated under DO Letter No. 15-6/2006-TS-1 Dated 30 th August 2006. Based on the same Institute started functioning since 2007 in the mentor Institute IIT Madras campus. In DPR 2003, the project period has been kept as three years from 2003-04 to 2006-07 with an total out lay of 50.38 crores for capital expenditure with 55,000 sqm of built up area with 1200 student intake.

After constant persuasion and overcoming the proposal of Government of Tamil Nadu to allot 101.75 Acres under Lease agreement, and allotment of 25 Acres free of cost, finally 51.75 acres of land has been got allotted free of cost and taken over after due permission from BWC during October 2010.

Based on the recommendation of the BWC and FC and with the approval of BoG, an Architectural consultant has been appointed for the preparation of Master Plan and detailed engineering design for 55,000 sq.m of built up area as provided in the DPR 2003.

An Infrastructure Advisory Committee was constituted to advice on the campus planning. The IAC and, the consultants have come out with detailed requirement of built up area for providing various facilities to accommodate 1200 students as 1,20,000 sq.m. As far as the project report is concerned the scope of the work is considered as necessary infrastructure for 1200 students.

When 101 acres were allotted it was envisaged to add the built up area in number of blocks for same requirement. Accordingly it was proposed to take up only the provided built up area under DPR 2003 and add the remaining requirement as horizontal extension after revised sanction.

Since the land allotment has been reduced from 101 Acres to 51.75 acres until unless the buildings are designed with minimum G+14 for hostels, and residential areas and G+6 for academic areas (due to height restrictions) it is not feasible to accommodate the infrastructure requirements with in this allotted areas. This has brought a constraint that the phasing needs to be in vertical extension and not in horizontal extension. In a running institute the vertical extensions is not feasible and so the actual required built up area for 1200 students needs to be taken up at a stretch.

The BWC has been appraised of the above developments and after due consideration of the facts and based on the recommendation of BWC and FC, the BoG during 10/2010 has approved to take up 1,20,000 sqm. built-up area for construction of the new campus and approved additional area of 65,000 sqm for engineering design consultancy from the original 55,000 sqm.

The Institute has moved from IIT madras to the new campus in the semi permanent structure from the academic year 2011 onwards as the mentor Institute was unable to support the increase intake of 3 batches.

Infrastructure development in the new campus addition could not be stopped due to every year intake of students. The work is executed through CPWD as deposit work by according AA&ES with due approval of BWC, FC and BOG. Building/ component wise commensurate to the year to year requirement for fresh intake vis-à-vis the available Grant-in-Aid through allotted budget.

Based on the factors mentioned as above, it has been observed that the DPR 2003 needs a revision due to

- Inadequate provision in built up area.
- Error in adoption of Plinth Area rates.
- Abnormal delay in allotment of land.
- Inadequate area of land allotted.
- Original DPR prepared without any drawings and master plan of the site.
- Inadequate and non provision of items for lab equipments, bulk services etc
- Government has enhanced the specification of Government buildings.
- The Green building concepts need to be adopted in Government buildings

As regards to revision of already sanctioned projects, the provision in "Manual on policies and procedure for procurement of works" by Ministry of Finance (Aug31, 2006) Page No. 8 clause 2.9.1. states that

- *"During preparation of DPR
or at tender processing stage
or during execution of work
Or after the completion of work*

if it is felt that the project cost has or is likely to vary more than 10% of sanctioned cost, then a Revised Project Report taking into account various possible reasons for variation like change in scope, design of work, material/labour cost, time over run etc shall be prepared and sanction of competent authority shall be obtained".

After finalising the detailed design and drawing for the entire campus by the consultant a RDPR has been prepared for the actual requirements based on the CPWD plinth area rates enhanced by the approved Cost Index.

On receipt of land in 2011 and studying the land and campus requirements in early 2012 BWC, FC and BoG have been appraised of the provisions available on DPR 2003 and the actual requirement keeping the scope of the project for original vis a vis revision as same with total cost of Rs 750 crores for recurring and non recurring expenditures.

On the recommendation BWC and FC, the Board has recommended for approval of RDPR June 2012 for AA&ES from the competent authorities and the same has been forwarded to MHRD for needful on 13-08-2012.

Before submission of RDPR, the built up area and cost provided in the DPR 2003 has not been exceeded and the project scope has not been changed.

In spite of the best possible efforts by the Institute the Revised sanction has not been accorded till date but the grand-in-Aid has been released regularly based on the approved budget allotment till October 2015. MHRD has taken a stand since October 2015 that no Grant -in-aid will be released even though allotment available in the approved budget till the revised sanction is

accorded.

It is regretted that due to this decision all the ongoing works has been stopped by CPWD and the Institute faces the following consequences.

1. Since the decision is communicated without fore warning deviating the previous years practice, the ongoing works could not be stopped in advance.
2. There are huge amount of bills due to the contractors for the works already executed.
3. Interest as per the provision of the agreement for delayed payments have to be borne by the Institute
4. Litigation and arbitration due to stoppage of work and cost implications on those litigations and Arbitration has to be borne by the institute.
5. since no definite date by which the fund will be released is known and already for the 18 months no payments have been made, CPWD has foreclosed the ongoing works. The balance work execution will have considerable Cost Overrun.
6. The escalation payments due to the delay on account of non-payment has to be borne by the institute.
7. The remaining work to be taken up also gets delayed and will have a considerable time over run and thus cost over run on balance work execution.
8. Above all struggling to meet the requirement of day to day needs to run the Institute.

As regards to revised sanction based on the RDPR submitted by IIITDM, a meeting was held in MHRD during October 2014 and discussed the way forward to obtain revised sanction. In the said meeting certain modification on the submitted RDPR 2012 has been requested. Accordingly RDPR November 2014 has been submitted to MHRD on 7-11-2014 along with revised EFC memo for the total recurring and non recurring expenditures for Rs.498.98 crores and the same has been appraised to the BWC, FC, BoG.

For the reasons best known to MHRD, the EdCIL has been entrusted with the preparation of RDPR on 3-2-2015 for IIITDM Kancheepuram & Jabalpur afresh and EdCIL forwarded the RDPR during Feb 2016 for a total cost of 599.47 crores. An EFC meeting was held on 16-12-2016 and certain clarifications sought on 30-12-2016 has been provided with on 2-1-2017.

But till date the revised sanction has not been accorded nor the Grant in aid has been released.. The Institute has exhausted all its sources of persuasion.

The BWC deliberated and resolved to recommend to BoG to use their good offices to prevail upon MHRD for early resolution of the critical situation.

Item No.3	Foreclosure of Agreement of Consultancy for Master Plan and detailed Architecture & Structural Design of IITDM Kancheepuram Campus.
Resolution 3/2017	<p>The Committee has been appraised that the status of fund release from MHRD remains unaltered as reported in the last meeting. Due to non-receipt of funds from MHRD since October 2015, all the ongoing works have come to a standstill from April 2016.</p> <p>The Architect Consultant for the campus M/S CPG (India) Pvt Ltd has been persuaded during May 2016 to extend the validity of agreement for one more year with the hope that the fund position would get resolved. In this connection, the BWC already resolved to ratify the extension of time granted for additional 12 months with effect from 19.05.2016 up to and inclusive of 19.05.2017 in its 19th meeting under Resolution No. 14/2016.</p> <p>As per the scope of the agreement of the consultant, the remaining part of work including GRIHA certification fully depends upon the progress of ongoing works. So the consultants is of the opinion that until unless the works are re-started and progressed their work could not be performed. They also express that they have kept their entire establishment idle for last one year and were not willing to extend further the validity of their agreement and requested for foreclosure of agreement with effect from 21.04.2017.</p> <p>However, the reasons for non-release of funds by MHRD remains unaltered and all the ongoing works agreements have been foreclosed by CPWD. These works could be progressed further only after receipt of funds and call of fresh tenders for balance work.</p> <p>Due to the reasons as above their agreement has been foreclosed with effect from 21.04.2017 with mutual consent and their final bill also has been paid in full and final settlement. (Annexure – 1). Since the action has to be taken before the validity of the agreement the action has been taken without the prior approval of the committee.</p> <p>As and when the funds are released the remaining work is proposed to be got done by appointing an agency if the work so demands including GRIHA certification.</p> <p>The BWC deliberated and taken note of the action taken for foreclosing the agreement and resolved to ratify the action taken.</p>

Item No.4	Ratification of AA&ES issued by the Director to CPWD in his powers.			
Resolution 4/2017	The Committee has been informed that the following minor works with name of the work and amount mentioned against each has been accorded AA&ES, since the same is within the delegated financial powers of the Director IIITDM.			
	Sl. no.	Name of work	AA&ES Amount	AA&ES No.
1.	Providing IEI in DIC, Mechanical workshop in Laboratory Block and TBI Center in Admin Block in IIITDM at Melakottaiyur, Kancheepuram Distt	Rs.34,12,984/-	IIITDM/91/2016	
2.	Providing consultancy services for obtaining PCB approval of "Consent to Operation" for STP at IIITDM Kancheepuram	Rs.1,32,800/-	IIITDM/92/2016	
3	Special repairs sewerage systems wet well No. II including pumps for IIITDM	Rs.35,47,500/-	IIITDM/93/2016	
4	Minor works and maintenance to the open ground, storm water drain, petty works etc	Rs.8,65,400/-	IIITDM/94/2016	
5	Minor works for fixing building names for laboratory North & south buildings	Rs.1,70,800/-	IIITDM/95/2016	
6.	Comprehensive maintenance of lifts 09 passengers –lifts and 1 goods lift (01.12.2016 to 31.3.2017)	Rs.4,19,918/-	IIITDM/96/2016	
7.	Operation and maintenance of 300 TR AC plant (11.11.2016 to 31.3.2017)	Rs.4,45,320/-	IIITDM/97/2016	
8.	Operation and maintenance of substation I,II & III in IIITDM campus	Rs. 5,11,973/-	IIITDM/98/2016	
9.	Operation and maintenance of Electrical Installations & fans, street lights etc (01.12.16 to 31.3.17 and maintenance of fire alarms & fire fighting systems (01.01.17 to 31.3.17)	Rs.8,72,148/-	IIITDM/99/2016	
10.	Consultancy services for air quality monitory and providing monthly return to TNPCCB and half-yearly returns to SEIAA	Rs.4,31,800/-	IIITDM/100/2016	

11.	Minor works in STP : Supply & Installation of UV system in the outlet of STP	Rs.1,68,600/-	IIITDM/101/2016
12.	Horticulture Tree plantation at East side of laboratory building and in front of Gate-'A'	Rs.1,35,400/-	IIITDM/102/2016
13.	Horticulture work around Library Block	Rs.1,50,600/-	IIITDM/103/2016
14.	Tree Plantation in front of Library block	Rs.37,500/-	IIITDM/104/2016
15.	Minor work for providing sound proof for aerator motors of STP in IIITDM Kancheepuram	Rs.5,67,300/-	IIITDM/01/2017
16.	Providing IEI in Electrical drives Lab, measurement & data analysis practice lab, Research lab and Metrology lab in Lab Block	Rs,17,01,590/-	IIITDM/02/2017
17.	Minor works to Ashoka Hostel by providing RO Plant (250 LPH Qty-one) in IIITDM	Rs.2,31,000/-	IIITDM/03/2017
18.	RO plant operations and attending plumbing complaints at IIITDM	Rs.3,93,100/-	IIITDM/04/2017
19.	Operation & maintenance of 3 Nos. DG sets, water supply pump sets, water treatment plant, RO plants (01 Dec 16 to 31 March 17)	Rs.16,26,805/-	IIITDM/05/2017
20.	Providing enclosure to STP sump slab opening	Rs.1,14,600/-	IIITDM/06/2017
21.	Providing horizontal submersible pump sets in the existing dug well near senate hall	Rs.3,58,050/-	IIITDM/07/2017
22.	Providing cross over to Hostel Blocks by filling the Rivulet using blasted rock boulders and earth including protection of filled up banks at IIITDM Kurnool	Rs.90,21,800/-	IIITDMK/07/2016 Kurnool

The BWC has taken note of the above referred sanctions and resolved to ratify the action taken by Director IIITDM.

Item No.5

Taking over of maintenance works from CPWD

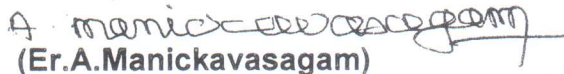
**Resolution
5/2017**


The Committee was appraised that the MHRD has taken a very hard stand that they will not release the grant-in-aid even for revenue expenditure from allotted budget until unless revised sanction is accorded since the Institute is

	<p>in project mode.</p> <p>So it has become utmost necessary for the Institute to have proper control over the expenditure of maintenance works and also prune down and prioritize the works depending upon the very meager fund available with Institute for the maintenance purposes. It is not practically feasible to keep track of the expenditure vis-a-vis the maintenance works carried out by CPWD on day to day basis.</p> <p>So it was opined that the above purpose could be achieved by taking over the entire day- to-day maintenance operations by the Institute themselves. Accordingly with effect from 01.05.2017, the entire day-to-day maintenance, AMCs of various installations upkeep operations and maintenance of WTP, STP, RO Plants, solar hot water, solar photo voltaic power generation, lifts, firefighting systems etc have been taken over by the Institute.</p> <p>The work is being carried out through outsourcing agencies for the fresh period of one year following the tender process. Certain items for which already CPWD has entered into agreement which is still in force has been taken over with the same agency through supplementary agreements.</p> <p>The BWC deliberated the matter and resolved to ratify the action taken for taking over the maintenance work from CPWD.</p>
Item No.6	Taking over custody of foreclosed ongoing works from CPWD
Resolution 6/2017	<p>The Committee was explained that for want of release of funds, all the ongoing major and minor construction works of the campus have been stopped by CPWD since April 2016.</p> <p>A huge amount is due to be paid to various contractors for the works already carried out in the ongoing works. It could not be settled by CPWD for want of deposits. The Institute is not in a position to give a definite date by which a deposit could be made to CPWD. CPWD is apprehensive that due to this alarming situation they may have to face a very tough legal claims and Arbitration proceedings. So in the interest of work, CPWD has decided to foreclose all the ongoing works as is where is basis. Accordingly so far they have foreclosed the following works :</p> <ol style="list-style-type: none"> a. Construction of Faculty Block – Phase-I (Annexure -2) b. Construction of Faculty Block – Phase-II (Annexure -3) c. Construction of Laboratory – South & North (Annexure-4) d. Construction of Girls Hostel Phase-II(12 floors) over the existing(G+2) (Annexure-5)

	<p>And it is also given to understand that the action to foreclose the other ongoing works are in process.</p> <p>The CPWD has to take over the works foreclosed as is where is basis and safeguard the work in their custody till the tenders are called for balance work. The balance work tenders could be called only after receipt of deposit funds from IIITDM. The CPWD is of the opinion that a huge expenditure needs to be incurred by way of additional security arrangement over and above the Institute security arrangement. So CPWD desire that IIITDM may take over the work foreclosed as is where is basis including the materials brought for the bonofide use in the work which could not be utilized due to stoppage of work for want of deposits.</p> <p>By weighing pros & cons of the proposal the Institute is of the opinion that we may take over the work in our custody and handover the same to CPWD as and when the funds are made available.</p> <p>The BWC deliberated the issue and resolved to recommend to the BOG for implementing the proposal.</p>
Item no.7	<p>Development of Infrastructure for 2017 intake of IIITDM Kurnool</p>
Resolution 7/2017	<p>The committee was requested to recall information given to it in its 19th meeting that by taking up certain urgent infrastructure in the permanent campus the Institute to be moved to the permanent campus at Kurnool from the present mentor Institute campus of IIITDM Kancheepuram. The Committee was informed that accordingly BWC has taken note of the sanction accorded for the purpose and resolved to ratify the action taken to move IIITDM Kurnool to the permanent campus with effect from the academic year 2017 under resolution no. 16/2016.</p> <p>It was further informed that the MHRD has taken stand that even though budget allotment has been received by IIITDM Kurnool the same will not be released as grant-in-aid of Institute till DPR has been accorded AA&ES by the Competent Authorities. For the said purpose, Edcil has prepared the necessary DPR and the matter is under process for the past one year. In spite of the best efforts by the Mentor Institute the necessary AA&ES approval has not been issued till date and the probable time frame by which the same will be issued is not known. Due to the above situations the planned proposal of moving the Institute to Kurnool could not be achieved. At the same time the request made by the Institute to defer the admission till the fund is released also is not responded favourably. Hence in order to tide over the situation it is proposed to make some logistics arrangement in the Vardha damaged PEMS Hostel blocks of IIITDM Kancheepuram by charging the expenditure to IIITDM Kurnool and accommodate 2017 intake also in the Mentor Institute campus.</p> <p>The BWC deliberated and taken note of the action taken and resolved to approve the proposal.</p>

Item no. 8	Construction of compound wall at IIITDM Kurnool
Resolution 8/2017	<p>The BWC has been informed that as per the directions of MHRD, GOI the State Government has to provide the compound wall around the allotted land free of cost. However, the cost of construction will be reimbursed by the Institute.</p> <p>Accordingly the State Government has entrusted the PWD to take up the compound wall and Govt. of A.P has accorded a sanction for Rs. 2.90 crores by adopting cheaper specification and also only for the part of the allotted land.</p> <p>These anomalies have been brought to the notice of Collector Kurnool and requested him to do the needful by providing a detailed drawing and specification for the compound wall to be provided. Accordingly the Collector Kurnool has pursued the matter and obtained a revised sanction for Rs. 6,16,71,00/- (Annexure-6) for the specifications requested by the Institute covering the full area of the allotted land. The matter has been further pursued with the Collector for the early allotment of funds to take up the work after identifying correct boundary by the revenue officials.</p> <p>The Committee has been informed that in this connection BWC deliberated and resolved to recommend to MHRD, GOI to take up the construction of compound wall by IIITDM themselves as per the design, drawing and specifications prepared by Architect Consultants of IIITDM Kurnool and accord approval for AA&ES and also resolve to entrust the work to CPWD as deposit under resolution to 19/2016 in the 19th BWC.</p> <p>The BWC has taken note of the revised sanction of Govt. of A.P and resolved to take up the work as per the provisions of revised sanction accorded by Govt. of Andhra Pradesh as and when funds are available..</p>


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


 (Prof.R.Gnanamoorthy)
 Chairman, BWC, IIITDM