



**INDIAN INSTITUTE OF INFORMATION TECHNOLOGY
DESIGN AND MANUFACTURING (IIITDM), KANCHEEPURAM,
CHENNAI-600127**

Minutes of the 31st Meeting of the Building and Works Committee held on Sunday, 1st June 2025 at 16:30 hrs.

MEMBERS PRESENT

1.	Prof. M V Kartikeyan	Chairman
2.	Prof. P. Alagusundaramoorthy	Member (Online)
3.	Prof. Naveen Kumar	Member
4.	Prof. Shalu M A	Member
5.	Shri. A Chidambaram	Secretary, BoG
6.	Shri. R. Gunasekaran	Secretary
INVITEES		
1.	Shri. Subramaneswara Rao	Executive Engineer (Civil), CPWD
2.	Smt. Valli Essakki	Architect, CPWD (Online)
3.	Shri. K Sundaresan	Rtd. Superintending Engineer (Civil), CPWD
4.	Shri. S Pandiyan	Assistant Executive Engineer (Civil), IIITDM
5.	Shri. R Ramkumar	Assistant Engineer (Electrical), IIITDM

Leave of absence was granted to the Superintending Engineer, TANGEDCO Chengalpattu.

The Chairman extended a warm welcome to all the members and invitees.

The BWC was informed of the appointment of following new members to the committee:

- i. Prof. Shalu MA, Dean (Planning)
- ii. Prof. Naveen Kumar, HoD, Department of Science and Humanities (Board Nominee)

The BWC extended warm welcome to the members. Further, the BWC was informed about the outgoing members:

- i. Prof. S Jayavel
- ii. Prof. Binsu J Kailath

The BWC appreciated and took into record immense contribution of outgoing members during their tenure.

Item No.01	Confirmation of the Proceedings of the 30th Meeting of the BWC Held on 06.03.2024																
Resolution No. BWC-31 (2025)-01	<p>The Proceedings of the 30th meeting of the BWC held on 06.03.2024 were circulated to all members.</p> <p>No comments were received from the members.</p> <p>The BWC was requested to confirm the minutes of the meeting placed as Annexure A.</p> <p><i>The BWC resolved to confirm the Minutes of the 30th meeting held on 06.03.2024.</i></p>																
Item No.02	Action Taken Report on the Decision of Previous BWC Meeting																
Resolution No. BWC-31 (2025)-02	<p>The action taken report of the Institute on the decisions of the 30th meeting of the BWC was placed for the information of the members as follows:</p> <table border="1" data-bbox="339 891 1461 1948"> <thead> <tr> <th data-bbox="339 891 515 931">Res. No</th> <th data-bbox="523 891 874 931">Item</th> <th data-bbox="882 891 1461 931">Action Taken</th> </tr> </thead> <tbody> <tr> <td data-bbox="339 943 515 1397">BWC-30 (2024)-03</td> <td data-bbox="523 943 874 1397">Administration Approval and Expenditure Sanction for the Construction of the New Hostel.</td> <td data-bbox="882 943 1461 1397">As recommended by the BWC, the proposal was submitted to the FC and BoG for their consideration and approval. After their consent, Administrative Approval and Expenditure Sanction were issued to CPWD to execute the work. Further, CPWD has incorporated all suggestions and issued working drawings to prepare a detailed estimate and NIT. Further, the Ministry of Education has consented to avail the HEFA loan, and accordingly, the Institute has signed an MoU with Canara Bank to avail the loan.</td> </tr> <tr> <td data-bbox="339 1408 515 1576">BWC-30 (2024)-04</td> <td data-bbox="523 1408 874 1576">Augmentation of water supply to IIITDM through an exclusive water supply scheme by the TWAD BOARD.</td> <td data-bbox="882 1408 1461 1576">A separate agenda on this matter is placed for consideration by BWC.</td> </tr> <tr> <td data-bbox="339 1588 515 1948">BWC-30 (2024)-05</td> <td colspan="2" data-bbox="523 1588 1461 1628">Minor Repair and Painting Works Proposed by the Institute.</td> </tr> <tr> <td data-bbox="339 1639 515 1948"></td> <td data-bbox="523 1639 874 1948">Academic Building, wire cut bricks, plastering and painting :</td> <td data-bbox="882 1639 1461 1948">Initially, it was proposed to plaster the external facings of wire-cut bricks and finishing with paint. However, it was suggested that the same be repaired with epoxy mortar and painted with anti-carbonation coating (Monopal). A sample work was carried out and found to be satisfactory. It is proposed that a tender be invited to execute the job.</td> </tr> </tbody> </table>		Res. No	Item	Action Taken	BWC-30 (2024)-03	Administration Approval and Expenditure Sanction for the Construction of the New Hostel.	As recommended by the BWC, the proposal was submitted to the FC and BoG for their consideration and approval. After their consent, Administrative Approval and Expenditure Sanction were issued to CPWD to execute the work. Further, CPWD has incorporated all suggestions and issued working drawings to prepare a detailed estimate and NIT. Further, the Ministry of Education has consented to avail the HEFA loan, and accordingly, the Institute has signed an MoU with Canara Bank to avail the loan.	BWC-30 (2024)-04	Augmentation of water supply to IIITDM through an exclusive water supply scheme by the TWAD BOARD.	A separate agenda on this matter is placed for consideration by BWC.	BWC-30 (2024)-05	Minor Repair and Painting Works Proposed by the Institute.			Academic Building, wire cut bricks, plastering and painting :	Initially, it was proposed to plaster the external facings of wire-cut bricks and finishing with paint. However, it was suggested that the same be repaired with epoxy mortar and painted with anti-carbonation coating (Monopal). A sample work was carried out and found to be satisfactory. It is proposed that a tender be invited to execute the job.
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		Repair of Akshaya Dining Block.	Initially, it was proposed to plaster the external facings of wire-cut bricks and finishing with paint. However, as suggested it is proposed to repair the same with epoxy mortar and painted with anti-carbonation coating (Monopal).
<i>The BWC took note of the actions taken by the Institute.</i>			
Item No.03	To discuss and recommend the revised cost estimate for the Water Supply Scheme (0.81 MLD) to the Institute, executed through the TWAD Board		
Resolution No.BWC-31 (2025)-03	<p>The proposal for revised cost estimate and change of source of water supply was placed before the committee as follows:</p> <p>Based on the recommendation of BWC, the Finance committee and the BoG in its 38th & 60th meeting accorded approval respectively for executing the water supply scheme (0.81 MLD) to cater 6000 inmates of the Institute through TWAD Board. Accordingly, Administrative Approval and Expenditure Sanction for an amount of Rs. 5.10 crore (Rupees five crore and ten lakhs) was accorded in the year 2024 for executing the water supply scheme through the TWAD Board as deposit work, and the TWAD Board has requested the signing of the MoU and deposit of funds.</p> <p>Meanwhile, it was observed that the water source, i.e., Melakottaiyur lake, is being contaminated due to continuous discharge of wastewater by the nearby residents. The matter was reported to the TWAD Board by the Institute, and their subsequent examination found that the water is not fit for domestic consumption. Therefore, a request was made to ascertain the feasibility of drawing water from the Nallambakkam village lake, a potential source closer to the Institute.</p> <p>Based on our request, the TWAD board ascertained the yield and quality and found that the water in said lake is safe and fit for human consumption. It is also pertinent to mention that this new water body has a good catchment area and there is less likelihood of pollution</p> <p>The TWAD Board has prepared a modified estimate of Rs. 5.22 crore (Rupees Five crore and twenty-two lakhs only) for drawing the water from Nallambakkam lake vide their letter No. IIITD&M/WS/AE1/PDC/2012-1 dated 23.04.2025 (<u>Annexure-B</u>)</p> <p><u>Salient points of the scheme</u></p> <ol style="list-style-type: none"> 1. 0.81 MLD to cater to 6000 inmates 2. Open well 4 No. (Dia 6.00 m, Depth -16.00 m) 3. Third party audit of laying of pipes 4. Water will be stored in the existing sump (10LL Capacity) at Institute premises through direct pipeline from the lake. <p>Duration for execution: One year</p>		

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	<p>Maintenance period: Inclusive of one-year maintenance with energy charges. The plant will be handed over to the Institute after one year, and the Institute has to take care of the operation and maintenance.</p> <p>Total cost: Rs.522.00 lakhs inclusive of GST and labour cess.</p> <p>Payment schedule:</p> <ol style="list-style-type: none"> 1. 25% in advance after signing of the MoU. 2. 30% against the award of the work order to the contractor. 3. 35% against the delivery of material at the site. 4. And the balance cost of 10% on the commissioning of the project. <p><i>1. The BWC, after deliberation, approved the proposal of the water supply scheme to be executed through the TWAD Board by drawing water from the Nallambakkam lake.</i></p> <p><i>2. The BWC has advised the Institute to look into the payment schedule requested and the same may be examined by the FC.</i></p> <p><i>3. The BWC further recommended the proposal to FC/BoG for their consideration and approval for implementation of the scheme, having an estimated cost of Rs.5.22 crore (Rupees five crore twenty-two lakhs only).</i></p>
<p>Item No.04</p>	<p>To discuss and recommend the Construction of Married Scholar Accommodation (G+12)</p>
<p>Resolution No.BWC-31 (2025)-04</p>	<p>It was submitted to BWC that with the increasing number of Ph.D. scholars, there are multiple requests from scholars, especially married women scholars, to provide accommodation for their families. The scholar's accommodation is part of a Master plan, and the Institute could not take up the work earlier due to a paucity of funds.</p> <p>Currently, there are 186 scholars admitted under different categories, and over 40% are married. On account of the increase in faculty strength, which is consequent to student strength, the number of scholars is likely to increase further. The accommodation inside the campus would enable them to pursue their research beyond office hours and access the laboratory for their research work any time.</p> <p>Keeping this in mind, it is proposed to construct a G+12 married scholars accommodation with a stilt at the location earmarked initially in the approved Master Plan. It is also proposed to earmark some houses earmarked for Professor of Practice, visiting professors, adjunct faculty members who visit the Institute for short duration of 01-06 months</p> <p>It is proposed that the work be awarded to CPWD by deposit work. Accordingly, based on our request, the Chief Architect, CPWD, has prepared a concept plan and subsequently, the Chief Engineer, CPWD, has submitted a preliminary estimate amounting to Rs.64,95,36,000/- including 3% contingencies which is attached in the <u>Annexure- C.</u></p> <p>The salient features of the building are as follows:</p>

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	<ul style="list-style-type: none"> • G+12 floor with RCC framed structure • Ground floor: Silt floor for Parking • First Floor: <ul style="list-style-type: none"> ➤ 14 rooms (double occupancy) with attached toilets, wardrobes, and balconies. ➤ Dining space for 48 persons at a time with pantry provisions. • Second Floor to Twelfth Floor: Total Houses 99 with Each Floor consists of 9 houses • Passenger Lift: 3 nos • Total area: 14502.17 sqm. <p>Cost: Rs.64,95,36,000/- including 3% contingencies Duration: 28 months (4 months for planning and 24 months for execution)</p> <p>It is proposed that the work will be executed through availing loan from HEFA and the payment will be released to CPWD / contractor as per the norms of HEFA.</p> <p><i>The BWC suggested including a meeting room for 10 – 15 persons along with a waiting hall on the first floor.</i></p> <p><i>The BWC further resolved and recommended the proposal for the construction of Married Scholar Accommodation to FC / BoG for approval and availing the HEFA loan. The work will be executed by the CPWD as a deposit work.</i></p>
<p>Item No.05</p>	<p>To discuss and recommend construction of New Kitchen Complex (G+3)</p>
<p>Resolution No.BWC-31 (2025)-05</p>	<p>It was submitted to the BWC that the Institute has an Akshaya dining complex Four dining floors in the form of G+3 structure with inbuilt Two kitchens (one at Ground floor and another at 2nd floor and dining capacity for 2000 students and the building has a provision to increase vertically another two floors. Presently the mess operation is executed through two mess contractors on outsourcing basis catering to 2100 students.</p> <p>Due to the introduction of new programs of B.Tech, M.Tech on the basis of NEP 2020, which prescribes enhancing the student strength to over 3000, the student strength will likely to be increased to 3000 shortly with construction of additional 800 bed hostel started already by CPWD.</p> <p>The present dining complex cannot be vertically raised by another two floors due to operation of the existing mess since, the construction above the existing structure will involve disturbances to the cooking/ dining and also the water, sewage line etc, being disconnected and we do not have sufficient place to run mess operation at another place. Further, there is also another practical problem faced in the mess at present with more students dining in one mess against the optimal messing size for a contractor is in the ratio of 1:600 for quality of food preparation and efficient service as is prevalent in other CFTIs.</p>

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	<p>Hence the matter was discussed with experts and in order to overcome the problem and also to cater to the additional student strength vis a vis quality serving food adhering to practice followed in other CFTIs, it is proposed that a separate kitchen complex adjacent to the existing dining block on the northern side be constructed with a provision of a connecting corridor to the existing dining complex. Thereby, the existing kitchen area will be converted into an additional space for dining to accommodate additional strength and each floor can serve food for 750 students and the mess operation will be carried out through four mess contractors.</p> <p>It is proposed to construct the building through CPWD as deposit work and the CPWD has submitted a plan and preliminary estimate for an amount of Rs.5,00,93,000/- including 3% contingencies based on DPAR 2023. (Annexure D)</p> <p>Salient features of the Kitchen Complex Total Plinth area: 1011 Sq. Mtr Building: G+3 RCC framed structure Duration: 15 months (3 months for planning +12 months for execution)</p> <p><i>The BWC, after deliberation, resolved and recommended the proposal for the construction of a new Kitchen complex to the FC / BoG for approval and incurring the expenditure through IRG.</i></p> <p><i>The BWC has advised the possibility of shear wall construction as the work is urgent and CPWD was requested to explore the same and intimate.</i></p> <p><i>The work will be entrusted to CPWD as a deposit work.</i> ✓</p>
<p>Item No.06</p>	<p>Approval for Shifting Medical Center.</p>
<p>Resolution No.BWC-31 (2025)-06</p>	<p>It was submitted before the BWC that with due approval of the FC & BoG, the Institute accorded Administrative Approval and Expenditure Sanction for constructing a new Boys' hostel (G+14) for Rs. 98.28 crores to CPWD. This includes a medical center having a plinth area of 826 sqm.</p> <p>During the site inspection, it was observed by the Hostel warden that the proposed medical center is located at the rear side of the new hostel, and it would be difficult for students to access the medical center. The matter was reported to the architect, CPWD, and based on deliberation/consultation, it is proposed to shift the medical center to a central place, opposite the new hostel, with a main entry facing the boundary road. This will provide convenience and safe access to all the students. The revised layout and the plan prepared by the CPWD are placed as Annexure E for the kind perusal of the committee. The plinth area adopted in the</p>

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new location is well within the plinth area considered initially in the preliminary estimate, and there is no additional financial expenditure.

The BWC, after deliberation, resolved and recommended, the proposal of shifting the medical centre to the new location as proposed.

Item No.07 To discuss and recommend Vertical Extension in the Existing Academic Block

Resolution No.BWC-31 (2025)-07

It was submitted before the BWC that the Institute is having an academic Block (G+4) with 30 no. of classrooms, and the capacity of the classrooms is as under:

240 seater	3 Numbers
120 seater	3 Numbers
80 seater	24 numbers

Due to the introduction of new programs of B.Tech, M.Tech on the basis of NEP 2020, which prescribes enhancing the student strength to over 3000, the student strength will likely to be increased to 3000 shortly. Thus due to increase in student strength and the offer of a basket of electives, there is a requirement for additional classrooms.

The existing academic block has a provision for constructing two additional floors through vertical extension. Hence, two more floors are proposed to be constructed over the existing Academic block of G+4.

The requirement of the classroom was discussed with faculty members and there is additional requirement of 10 class rooms in varying capacity to conduct classes for different batch size.

Accordingly, CPWD was requested to furnish architectural drawings for the vertical extension, and they have furnished a preliminary drawing with the following provision.

Duration of construction: 16 months (04 months for planning + 12 months for execution).

Total Area: 3987 sqm (5th floor 1905 sqm + 6th floor 2082 sqm)

S.No	Floor details	Provisions made	
		Capacity (seating capacity of each room)	Number of Classrooms
1	5 th floor	84-seater	4
		180-seater	1
2	6 th floor	91-seater	3
		156 seater	1
		260 seater	1
Total no. of classrooms			10

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	<p>CPWD has further submitted a preliminary estimate for an amount of Rs.21,50,30,000/- including 3% contingencies, which is attached in the <u>Annexure-F</u>.</p>
	<p><i>The BWC, after deliberation, resolved and recommended, the construction of vertical extension in the existing academic block, to the FC / BoG for approval with suggestion that structural audit shall be conducted for the existing G+4 building before taking up the work.</i></p>
<p>Item No.08</p>	<p>To discuss and recommend Solar Generation plant under RESCO mode through SECI, MNRE.</p>
<p>Resolution No.BWC-31 (2025)-08</p>	<p>It was submitted to BWC that “PM-Surya Ghar Muft Bijli Yojana”, was launched by the Prime Minister which mandates the installation of solar power plants across central government buildings by December 2025. An MoU has been signed between the Ministry of Education and Solar Energy Corporation India (SECI), the Ministry of New and Renewable Energy (MNRE).</p> <p>After this, all educational institutions have been advised by the SECI to furnish details regarding the sanctioned load and the rooftop available area for solar panel installations. Accordingly, the Institute conducted the survey through an MNRE-approved vendor, and the agency recommended installing 375 KW solar panels in the available area. This was reported in the SECI portal.</p> <p>As per the provisions of the MoU, the SECI will float the tender on behalf of the Institutes, and the L1 agency will be recommended for the execution of work in the concerned institute. To float the tender, the SECI has requested the institute to provide a mode of execution, i.e. 1. Capital Expenditure (CAPEX) 2. Renewable Energy Service Company (RESCO), along with the following details:</p> <ul style="list-style-type: none"> • Mode of Installation • Estimated installation capacity • Maximum Price <p>To work out the plan, an expert committee was constituted by the Director and the recommendations of the expert committee are placed as <u>Annexure-G</u></p> <p>Taking into account the recommendations of the committee, the Institute propose the following:</p> <ul style="list-style-type: none"> • Mode of Installation: RESCO • Estimated installation capacity - 375 kW • Indicative Price: Rs. 5.15 per kWh (Incl. Tax) (Against the TNEB rate of Rs. 7.50/kWh) • SECI will float the tender on behalf of IIITDM Kancheepuram.

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	<p>The indicative price is based on a tender recently floated by the SECI.</p> <p><u>Salient features:</u></p> <ul style="list-style-type: none"> ✓ Zero investment cost for the Institute ✓ Purchasing the power @ Rs.5.15 per kWh against the TNEB rate of Rs.7.50/kWh for 25 years
	<i>The BWC, after deliberation, resolved and recommended the proposal to the FC / BoG for approval.</i>
Item No.09	Approval for Minor Works undertaken by the institute.
Resolution No.BWC-31 (2025)-09	It was submitted before BWC that the institute has taken up the following minor works.
	<p>01 External Painting on the Administrative Building</p> <p>As a part of routine maintenance, work has been taken up by the Institute for Painting on the external walls of the Administration Building, along with minor repair works on wire-cut brick walls and repair of expansion joints at the terrace level.</p> <p>The total value of the awarded work is Rs.24,10,623/-. The work will commence shortly.</p>
	<p>02 Providing Tensile Fabric Roof for an Open Outdoor Stage.</p> <p>Work has been awarded to provide a Tensile Fabric roof for the open stage for student cultural activities.</p> <p>The total value of the awarded work is Rs.22,56,900/-. The work is in progress</p>
	<p>03 Additional toilet facilities on the ground floor of Ashwatha Boys Hostel.</p> <p>Because of increased student strength, it is proposed to construct 32 additional toilets and 14 bathrooms using high-pressure laminated boards cubicles, including electrical fittings.</p> <p>The total value of the awarded work is Rs.32,84,738/-, which will commence shortly.</p>
	<p>04 External Painting for Ashwatha Hostel (G+14), Ashoka Hostel (G+14), Jasmine Girls Hostel (G+14) and Faculty Housing (G+10).</p> <p>As a part of routine maintenance, the institute has undertaken external painting works in all hostels and faculty housing. Since the buildings are of G+14 multi-storied buildings, the work has been entrusted to CPWD, and the value of work awarded by the CPWD is Rs. 52,32,182/-. The work is in progress.</p>
	05 Repair works in Banyan and Lotus Hostel:

	<p>To accommodate Ph.D. scholars, repair work has been carried out in the existing PEMS structure of Banyan and Lotus Hostel. The work includes repairing ridges and valleys, replacing the damaged roofing sheets, painting and internal electrical items.</p> <p>The total value of the awarded work is Rs. 33,68,958/-. The work is in progress and is expected to be completed by June 2025.</p>
06	Additional Faculty Cabins
	<p>The institute is creating 28 faculty cabins for the newly recruited Faculty Members.</p> <p>The Institute has invited tenders, and the L1 is accepted for Rs. 1,46,09,764/- The work is expected to commence in June 2025.</p>
	<p><i>The BWC took note of the works and approved the action taken by the Institute, with the suggestion that the repair work on wire-cut brick at the admin building be carried out as per the manufacturer's specification and ensure the quality of the work.</i></p>

The Meeting ended with a vote of thanks to the chair.


(R. Gunasekaran)
Secretary, BWC


(Prof. M.V. Sarukayan)
Chairman, BWC