



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

**Proceedings of the 27th meeting of the Building and Works Committee held at 15 00 Hrs on
Wednesday, 13th April, 2022.**

Members Present

Prof. DVLN Somayajulu	Chairman
Prof. S. Narayanan	Member
Prof. Alagusundaramoorthy	Member
Dr. M. Sreekumar	Member
Mr. R. Gunasekaran	Member & Secretary

Sh. Sajil Kumar, Executive Engineer(E), CED, CPWD attended the meeting as invitee concerning the item on Request of CPWD for additional deposit amount.

The Chairman welcomed the members to the meeting.

Item No.1	Confirmation of Proceedings of the 26th Meeting of the BWC
Resolution No. BWC-27(2022)-01	<p>The Proceeding of the 26th meeting of the BWC was circulated to all members vide letter No. No. IIITDM/7/2011/BWC/ dated 17.02.2021. A copy of the same was placed as Annexure A. No comments were received from the members.</p> <p>The BWC, after due deliberation, resolved to confirm the minutes of the 26th meeting held on 30th January, 2021.</p>
Item No.2	Action Taken Report on Decision of Previous BWC Meeting
Resolution No. BWC-27(2022)-02	<p>In the 26th meeting of the BWC, the BWC was requested for approval for award of arbitration case in respect of construction of Lab (South and North) Block. The BWC, after due consideration, resolved to recommend for consideration of FC and BoG for according approval for settlement of Arbitration award amounting to ₹1,56,00,363 including interest amount till date of settlement of payment.</p> <p>As the arbitration award is interest bearing, in principle approval was obtained from Chairman, FC/BoG and the ministry was requested for providing necessary funds. However, the ministry advised the Institute to settle the award from IRG and accordingly, the arbitration amount including the interest component as on 19/03/2021 totaling to Rs.1,60,00,416/- (principal amount Rs.1,56,00,363/- + interest as on date Rs.4,00,053/-) was released to CPWD against full and final settlement of the arbitration.</p>

	<p>The proposal was subsequently placed in 49th meeting of the BoG and the BoG ratified the release of payment.</p> <p>The BWC took note of action taken by the Institute.</p>																																						
Item No.3	Request from CPWD for Deposit Amount of ₹1.75 Crore towards outstanding Dues																																						
Resolution No.BWC-27(2022)-03	<p>A request was received from Executive Engineer (Electrical), CPWD for making additional deposit of ₹1.75 crore to settle outstanding bill for the electrical works carried out in Faculty Quarters/ Lab block. In this regard, the following was submitted for kind information of the BWC:</p> <p>1) Infrastructure works in case of Girls hostel, Faculty Quarters and Lab Block could not be completed for want of approval of EFC for release of further funds. In the EFC meeting held on 31.08.2018, the EFC approved the revised cost estimate of ₹461.81 crore for IITDM Kancheepuram. The approval of EFC, inter alia include, release of funds for settlement of liability and completion of balance infrastructure works amounting to ₹49.67 crore as under:</p> <table border="1"> <thead> <tr> <th>S.No</th> <th>Name of the Works</th> <th>Amount in Crores</th> </tr> </thead> <tbody> <tr> <td>01.</td> <td>Laboratory Building- South</td> <td>10.00</td> </tr> <tr> <td>02.</td> <td>Laboratory Building- North</td> <td></td> </tr> <tr> <td>03.</td> <td>Faculty Housing</td> <td>22.00</td> </tr> <tr> <td>04.</td> <td>Boys Hostel</td> <td>3.00</td> </tr> <tr> <td>05.</td> <td>Girls Hostel</td> <td>7.54</td> </tr> <tr> <td>06.</td> <td>Arbitration Liability</td> <td>1.99</td> </tr> <tr> <td>07.</td> <td>Air conditioning</td> <td>3.14</td> </tr> <tr> <td>08.</td> <td>Electrical sub-station</td> <td>2.00</td> </tr> <tr> <td></td> <td>Total</td> <td>49.67</td> </tr> </tbody> </table> <p>In addition, EFC granted additional capital grant of ₹15 crore towards amount payable as outstanding to CPWD.</p> <p>2) In the 24th meeting of the BWC held on 11.10.2018, the BWC was apprised about the approval of EFC along with works to be taken up by the Institute. BWC, after due consideration, approved the following works to be taken by the Institute.</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Works to be taken up</th> </tr> </thead> <tbody> <tr> <td>Lab South Block</td> <td> <ul style="list-style-type: none"> Completing all the balance internal works including fixing light, fan in 3rd and 4th Floor. VRF AC system in the 3rd floor Completing Fire-fighting and Fire alarm system in G+4th floor </td> </tr> <tr> <td>Lab- North Block</td> <td> <ul style="list-style-type: none"> Completing all the balance internal works including fixing light, fan in 3rd Floor. VRF AC system in the 3rd floor Completing Fire-fighting and Fire alarm system in G+3rd floor </td> </tr> <tr> <td>Faculty Housing Phase-I having 40 Quarters</td> <td>To complete the balance works including light, fans, commissioning of lifts, firefighting and fire alarm systems.</td> </tr> </tbody> </table>	S.No	Name of the Works	Amount in Crores	01.	Laboratory Building- South	10.00	02.	Laboratory Building- North		03.	Faculty Housing	22.00	04.	Boys Hostel	3.00	05.	Girls Hostel	7.54	06.	Arbitration Liability	1.99	07.	Air conditioning	3.14	08.	Electrical sub-station	2.00		Total	49.67	Building	Works to be taken up	Lab South Block	<ul style="list-style-type: none"> Completing all the balance internal works including fixing light, fan in 3rd and 4th Floor. VRF AC system in the 3rd floor Completing Fire-fighting and Fire alarm system in G+4th floor 	Lab- North Block	<ul style="list-style-type: none"> Completing all the balance internal works including fixing light, fan in 3rd Floor. VRF AC system in the 3rd floor Completing Fire-fighting and Fire alarm system in G+3rd floor 	Faculty Housing Phase-I having 40 Quarters	To complete the balance works including light, fans, commissioning of lifts, firefighting and fire alarm systems.
S.No	Name of the Works	Amount in Crores																																					
01.	Laboratory Building- South	10.00																																					
02.	Laboratory Building- North																																						
03.	Faculty Housing	22.00																																					
04.	Boys Hostel	3.00																																					
05.	Girls Hostel	7.54																																					
06.	Arbitration Liability	1.99																																					
07.	Air conditioning	3.14																																					
08.	Electrical sub-station	2.00																																					
	Total	49.67																																					
Building	Works to be taken up																																						
Lab South Block	<ul style="list-style-type: none"> Completing all the balance internal works including fixing light, fan in 3rd and 4th Floor. VRF AC system in the 3rd floor Completing Fire-fighting and Fire alarm system in G+4th floor 																																						
Lab- North Block	<ul style="list-style-type: none"> Completing all the balance internal works including fixing light, fan in 3rd Floor. VRF AC system in the 3rd floor Completing Fire-fighting and Fire alarm system in G+3rd floor 																																						
Faculty Housing Phase-I having 40 Quarters	To complete the balance works including light, fans, commissioning of lifts, firefighting and fire alarm systems.																																						

Girls Hostel	To complete all the balance works including light, fans, installation of lifts, firefighting and fire alarm systems and installing DG set 500 KVA
--------------	---

In line with approval of BWC, the Institute released ₹35.35 crore to CPWD for completing the above works as well as settlement of past liabilities.

- 3) Subsequent to this, Sh. Praveer Saxena, Under Secretary, Ministry of Education visited the institute to review the status of completion of infrastructure works approved by the EFC. In the meeting held on 26.03.2019, it was decided to complete the balance works viz. Faculty housing phase –II (40 units); Laboratory South block (5th to 6th floor) and North Block (4th to 6th floor). It was also decided to seek demand note from CPWD and release the balance funds by 31.03.2019 so as to complete all the works approved by the EFC. A copy of minutes of the meeting is placed as **Annexure B** for kind perusal of BWC.

In line with the discussion, the institute released the balance fund of ₹29.11 crore thus totaling ₹64.46 crore to CPWD for settlement of liabilities and for new works. These works have been taken up by the CPWD as Phase II.

- 4) After completion of works, CPWD submitted utilization certificate for all the assigned works after foreclosure and the details are as under:

S.No	Name of the Works	Amount Deposited after foreclosure of works	Total Expenditure as per UC submitted by CPWD
01.	Laboratory Building- South	14.73	15.06
02.	Laboratory Building- North	14.62	14.62
03.	Faculty Housing	22.99	22.99
04.	Boys Hostel	1.72	1.72
05.	Girls Hostel	8.23	8.23
05.	Air conditioning	1.93	1.93
06.	Others- Bore well/open well	0.24	0.24
	Total	64.46	64.79

The details of utilization are provided at **Annexure C**. This includes settlement of past liability settled by the CPWD and the details of the same provided by the CPWD is at **Annexure D**.

- 5) At present, CPWD vide its letter dated 21.03.2022 and 23.03.2022 requested us to deposit an amount of ₹1.75 crore for settlement of pending running bills, the details of the same is as under:

S.No	Details	Amount
01.	CC5& Running account bill for E&M portion	₹8623361
02.	CC & Final bill of E& M portion	₹8004639
03.	Escalation statement	₹738970
04.	Provision for Interest	₹133030
	Total	₹1,75,00,000

A copy of CPWD letter dated 23.03.2022 along with copy of running bills is placed as **Annexure E**.

- 6) It is pertinent to mention that the matter of requirement of additional deposit was made by CPWD vide its letter dated 07.01.2021. The matter was discussed with CPWD immediately and it was informed to CPWD that the entire capital amount of ₹64.46 crore were released to CPWD in March 2019 to clear the pending liability as well as for completion of balance works. Further, the Institute and CPWD have agreed in multiple meeting that they will work and complete the projects within the amount sanctioned and deposited to CPWD. Accordingly, CPWD was requested to verify the accounts of both civil and electrical division. A copy of letter addressed to CPWD by the Institute is placed as **Annexure F**. The matter was also taken up subsequently with CPWD.
- 7) The total funds deposited with CPWD was reconciled and the matter was taken up with CPWD for pending utilization. CPWD has, in turn, submitted utilization details up to 31.03.2022 and utilization is pending for ₹42.62 lakhs and reconciliation for balance amount is under progress. In addition, work completion certificate will be obtained from CPWD for all completed works.
- 8) In its letter CPWD, further intimated the clause (7) of General Conditions of Contract(GCC) of CPWD and as per this clause *“the amount admissible shall be paid by 10th working day after the day of presentation of the bill by the contractor. In case of delay in payment of intermediate bills after 45 days of submission of bill by the contractor, provided the bill submitted by the contractor found to be in order, a simple interest @5% per annum shall be paid to the contractor from the date of expiry of prescribed time limit which will be compounded on yearly basis.”* It is intimated by the CPWD that the bills have been submitted by the contractor on 14.12.2020 and 30.09.2021.

The BWC discussed the matter and opined that all the assigned works should have been completed by the CPWD within the amount deposited by the Institute. The matter of additional works assigned to CPWD was discussed and the status is as under:

S.No	Additional works awarded	Estimated amount (₹in Lakhs)	Approval by BWC	Approval by BoG
01.	Construction of compound wall around Girls Hostel	37.35	25 th BWC held on 26.06.2019	43 rd BoG held on 13.07.2019
02.	Providing 30 Numbers of Car Parking Shed	38.91		
03.	Additional Electrical Works for Lab North and South	153		

04.	Providing Kitchen Cup Board for Faculty Quarters	26.08		
05.	Providing MS Grill in Faculty Housing	17.52		
06.	Road works around girls hostel and quarters	85.00	Vide AA&ES dated 05.11.2013 approved by the 15 th BWC held on 07.10.2013 (against balance quantity)	24 th BoG held on 07.10.2013
07.	Providing and Laying Electrical cable from sub-station to faculty housing	21.00	Internal note approved by the Director	
	Total	378.86		

The Institute is in receipt of all pending work completion certificate and in case Faculty Quarters and Lab, the pending liability amount ₹1.75 crore is indicated by the CPWD.

The BWC noted the status including additional works awarded by the Institute. As these works are essential for successful occupation of the building, the BWC after deliberation, recommended the proposal to FC/BoG for payment of deposit amount of ₹1.75 crore to CPWD towards pending liability.

Item No.4	Approval for Payment of ₹1.73 lakhs to TWAD Board
Resolution No.BWC-27(2022)-04	<p>In order to ensure assured water supply to the campus, the Institute requested a Tamil Nadu Water Supply and Drainage Board (TWAD Board) to prepare a DPR for an exclusive water supply scheme. In response, TWAD Board has formulated a water supply scheme by drawing water from Melakottaiyur lake.</p> <p>The proposal of TWAD was placed before the BWC in its 18th meeting as well as its 19th meeting. The BWC, after consideration, recommended the proposal to BoG. The proposal was considered by the BoG in its 40th and 41st meeting and on account of higher cost involved in the proposal, the BoG advised the Institute to look into the proposal besides exploring other options like sinking bore well/open well. Accordingly, the Institute has dug new bore wells inside the campus. In addition, it has requested TWAD Board to revise the cost estimate for providing 0.89 MLD (6000 students) as against 1.35 MLD (10000 students).</p>

	<p>Accordingly, the TWAD has submitted a revised proposal costing ₹390.22 lakhs for implementation of the scheme and ₹20.78 lakhs for maintenance of the scheme.</p> <p>On account preparation of detailed estimate, TWAD Board has requested the Institute to remit balance DPR preparation cost of ₹1.73 lakhs after adjustment of initial deposit of ₹6.00 lakhs. A copy of a letter along with estimate is placed as Annexure G.</p> <p>BWC, after due deliberation recommend the proposal for consideration for release of ₹1.73 lakhs to TWAD Board towards preparation of DPR for Water supply scheme.</p>
Item No.5	Fixation of Water Charges in Faculty Quarters
Resolution No.BWC-27(2022)-05	<p>The Institute is having 76 quarters and over 65 quarters have been occupied at present.</p> <p>The Institute has been collecting electricity charges as per tariff 1(C) of TANGEDCO @₹4.60 per unit even though the institute is drawing power at HT tariff. The Institute has requested TANGEDCO to provide separate connection for faculty quarters and the matter is under process.</p> <p>With regard to water, the institute has so far been providing water to quarters without collecting any charges as the students are not inside the campus on account of covid and there is minimum usage.</p> <p>However, water usage is reached its peak @4 lakhs per day and there is likelihood for purchasing water from outside. It is therefore proposed to charge for water usage at Quarters in a flat rate.</p> <p>Chennai Metro is charging a minimum of ₹4per KL upto 10KL and charging @₹16.00 for one KL upto 15 KL. TWAD Board is charging ₹30 per KL for supply to educational institutions. However, the institute is sourcing water mainly from internal resources.</p> <p>BWC noted the charges prescribed by the Chennai Metro and TWAD Board besides the water charges collected by the IIT Madras. After due deliberation, BWC recommended for collecting ₹400 in case of 3 BHK and ₹300 for 2BHK as water charges from the quarters.</p>
Item No.6	Request made for Funds under HEFA
BWC-27(2022)-06	<p>Recently, Ministry of Education vide its letter dated 31.03.2022 advised the Institute to provide the projected fund requirement for a period of 5 years under Higher Education Financing Agency (HEFA).</p> <p>The requirement was deliberated internally and a need is felt for additional hostel for boys and also a water supply scheme. Based on the preliminary estimate, the construction of Hostel and allied infrastructure works out to be ₹60 crore.</p>

Accordingly, the following projection has been made for fund requirement under HEFA.

F.Y	2022-23	2023-24	2024-25	Total
Amount	10.00	20.00	30.00	60.00

BWC took note of requirement projected by the Institute. BWC further advised the Institute to place a detailed proposal along with DPR for consideration/approval of BWC before availing loan amount from HEFA.

There were no other item for discussion.

The meeting ended with vote of thanks to the chair.


(R.Gunasekaran)
Member & Secretary, BWC


(Prof.DVLN Somayajulu)
Chairman, BWC