



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

Minutes of the 29<sup>th</sup> Meeting of the Building and Works Committee held at 15:00 hrs. on  
Wednesday, 8<sup>th</sup> November, 2023.

**Members Present**

1	Prof. M V Kartikeyan	Chairman
2	Prof. S. Narayanan	Member
3	Prof. Alagusundaramoorthy	Member
4	Prof. Naveen Kumar	Member
5	Shri. A Chidambaram	Secretary, BoG
6	Shri. R. Gunasekaran	Member & Secretary

**INVITEES**

1	Shri. K Sundaresan	Rtd. Superintending Engineer (Civil) CPWD
2	Shri. S Pandiyan	Assistant Executive Engineer (Civil), IIITDM
3	Shri. R Ramkumar	Assistant Engineer (Electrical), IIITDM
4	Smt. Manjula Iniyan	Senior Architect, CPWD
5	Shri. Singara Velan	Architect, CPWD
6	Shri. Akshay Saini	Executive Engineer, CPWD
7	Shri. Saravana Murugan A	Assistant Engineer (Civil), CPWD
8	Shri. Arul Raj	Assistant Engineer (Electrical), CPWD
9	Shri. Shekar Sevda	Junior Engineer (Electrical), CPWD

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

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

<b>Item No.1</b>	<b>Confirmation of the Proceedings of the 28<sup>th</sup> Meeting of the BWC</b>
<b>Resolution No. BWC-29(2023)-01</b>	<p>The Proceedings of the 28<sup>th</sup> meeting of the BWC was circulated to all members and a copy of the same was placed as <b>Annexure A</b>.</p> <p>No comments were received from the members.</p> <p><i>The BWC resolved to confirm the Minutes of the 28<sup>th</sup> meeting held on 05.09.2023</i></p>

Item No.2	<b>Action Taken Report on the Decision of Previous BWC Meeting</b>														
Resolution No. BWC-29(2023)-02	<p>The action taken report of the Institute on the decisions of the BWC was placed for information of the members:</p> <table border="1" data-bbox="343 450 1530 1149"> <thead> <tr> <th data-bbox="343 450 560 517">Res. No</th> <th data-bbox="560 450 1093 517">Item</th> <th data-bbox="1093 450 1530 517">Action Taken</th> </tr> </thead> <tbody> <tr> <td data-bbox="343 517 560 712">BWC-28(2022)-03</td> <td data-bbox="560 517 1093 712">Administrative approval and expenditure sanction for Faculty Cabin Work:</td> <td data-bbox="1093 517 1530 712">The work has been awarded to CPWD for the creation of 14 cabins as Phase-1 and the work is likely to commence shortly.</td> </tr> <tr> <td data-bbox="343 712 560 994">BWC-28(2023)-04</td> <td data-bbox="560 712 1093 994"> <b>Fixation of Water Charges in Faculty Quarters:</b>            The BWC recommended to collect Rs.150 in case of 3 BHK and Rs. 100 for 2 BHK as water charges from the occupants.         </td> <td data-bbox="1093 712 1530 994">The proposal is being implemented.</td> </tr> <tr> <td data-bbox="343 994 560 1149">BWC-28(2023)-04.1</td> <td data-bbox="560 994 1093 1149">Minor works proposed by the institute:</td> <td data-bbox="1093 994 1530 1149">The Institute is in the process of carrying out all the Minor works.</td> </tr> </tbody> </table> <p data-bbox="343 1149 1530 1211"><i>The BWC took note of the action taken by the Institute.</i></p>			Res. No	Item	Action Taken	BWC-28(2022)-03	Administrative approval and expenditure sanction for Faculty Cabin Work:	The work has been awarded to CPWD for the creation of 14 cabins as Phase-1 and the work is likely to commence shortly.	BWC-28(2023)-04	<b>Fixation of Water Charges in Faculty Quarters:</b> The BWC recommended to collect Rs.150 in case of 3 BHK and Rs. 100 for 2 BHK as water charges from the occupants.	The proposal is being implemented.	BWC-28(2023)-04.1	Minor works proposed by the institute:	The Institute is in the process of carrying out all the Minor works.
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Item No.3	<b>Approval for construction of New Hostel</b>														
Resolution No. BWC-29(2023)-03	<p>The BWC was informed about the present status of the existing hostels and requirement of the new proposed hostel. At present, the Institute has two Boys' hostels having the capacity to accommodate 1100 boys and one girls' hostel to accommodate 490 girls. However, on account of the actual enrolment of more boys i.e. 1565 boys against the strength of 322 girls, there is a requirement for a new hostel facility to accommodate the boys students. Further, the Institute has recently introduced a Dual Degree program with an intake of 100 students and a hostel facility is required to accommodate these students.</p> <p>In order to prepare the concept plan for a new hostel, a committee headed by Prof. A Murali Krishna, IIT Tirupati comprising Dean (SA) IIITDM Kancheepuram, Executive Engineer (Civil), IIT Madras and other in-house members was constituted by the Institute. The committee recommended various observations including seeking the comments from the warden and students regarding the problems identified in the existing hostels setup. A copy of the same was placed as <b>Annexure B</b>.</p>														

The recommendations of the above committee were duly communicated to CPWD with a request to prepare a concept plan and a preliminary estimate for the boy's hostel. In response, CPWD has prepared and submitted a plan for a G+14-story hostel to accommodate 746 students and a preliminary estimate amounting to Rs.83,38,59,000/-. A copy of the same was placed as **Annexure C**.

The salient feature of the concept plan is as under:

- The proposed hostel shall be of G+14 storey building with 373 rooms (746 beds) having a total plinth area of 17410 sq.m.
- All rooms shall have a Double Occupancy of size 4 m x 4.6m
- Each Floor shall have 25 double rooms except the ground and second floors (24 rooms).
- Each room shall have provision for placing two cots/two study tables and providing two wardrobes
- Each floor is provided with a common restroom at both ends which includes a restroom for differently-abled persons.
- Provision for drinking water points on every floor
- On the ground floor rear side, a separate block having independent access, is designed to accommodate a medical center with all required facilities for both boys and girls independently.
- Above the medical center, a multipurpose hall, gymnasium and guest rooms with toilet facilities have been provided.
- One central staircase and two fire escape staircases at both ends and 3 number of lifts with 13 passenger capacity are provided.
- Every floor shall have an electrical panel room and dedicated shaft for networking, CCTV, fire alarm; firefighting systems, etc.

In order to evaluate the concept plan and preliminary estimate submitted by CPWD, an expert opinion was requested from the Director, IIT Tirupati. Accordingly, a meeting was held on 17.10.2023 at 2.30 PM at IIT Tirupati wherein a consultant and other officials of IIT Tirupati also participated. During the meeting, the preliminary estimate and detailed concept plan of the proposed new hostel were presented.

The cost estimate was compared with the template developed by the IIT Tirupati and it is observed that the estimated cost of Rs. 83,38,59,000 is found to be reasonable. The committee further provided certain suggestions in the concept plan and with regard to funding it was suggested to seek HEFA funding to complete the work. A copy of the proceedings was placed as **Annexure D** for the kind perusal of the committee.

*The BWC deliberated the proposal in detail.*

*The Senior Architect CPWD informed that the concept plan has been prepared based on the guidelines laid down in UGC Norms and explained the salient features of the the concept plan including the size of the rooms, toilets provision and room layout etc.*

*After detailed deliberation, the BWC suggested the following:*

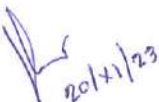
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<i>Sl.No</i>	<i>Provisions of the current plan</i>	<i>Suggestions made by the BWC</i>
1	Total Water closets per floor:8 numbers (EWC-4 nos + IWC= 4 nos), i.e 4 numbers on each side.	Taking into account practical problems faced by the students during peak hours, it was suggested to have a total 12 number of water closets. i.e. 6 numbers on each side.
2	Total shower per floor: 8 numbers i.e 4 numbers on each side.	Considering the reality and practical problems faced by the students during peak hours it has been suggested to have a total 12 number of Showers. i.e 6 numbers on each side.
3	On each floor, one toilet is earmarked for differently-abled persons	On the ground floor, 3 to 4 rooms can be earmarked for differently-abled students with an attached toilet facility. In addition, a common toilet for differently-abled persons with required arrangements as per norms shall be provided in an alternate wing of every floor
4	The width of the corridor is 1.8 M	In order to ensure the free movement of students, the width of the corridor shall be enhanced to 2.1 M as against 1.8 Meter.
5	The floor height provided in the drawing is 3 meters floor to floor.	The senior architect CPWD informed that as per the latest norms, the clear height of the floor shall be 3 m and after adding 0.15 m being the thickness of the slab the FFL to FFL shall be 3.15M. The BWC has accepted the proposal considering the practical requirement.
<p><b><i>The BWC approved the concept plan with an advice to incorporate the above suggestions in the plan appropriately. The BWC further advised the institute to place a revised proposal along with cost estimates for its consideration.</i></b></p>		
<b>Item No.4</b>	<b>Extension of MoU with CPWD</b>	
<b>Resolution No.BWC-29(2023)-04</b>	<p>The Institute in general giving deposit works after signing the MoU with CPWD towards its construction activities and the MoU is normally valid for a period of 4-5 years. The institute had earlier signed a MoU in the year 2009 which was periodically renewed till completion of its construction activities. The request of CPWD to execute a MoU on account of construction of new hostel was intimated and a draft MoU was placed as <b>Annexure-E</b> for the perusal of the BWC.</p>	
	<p><b><i>The BWC, after perusal, recommended to sign the MoU with CPWD.</i></b></p>	

<b>Table Item No.5</b>	<b>TABLE ITEMS: REPAIR WORKS OF PEMS ACADEMIC (A, B, C&amp; D), BANYAN AND LOTUS HOSTEL BLOCK AT IIITDM KANCHEEPURAM.</b>																		
<b>Resolution No.BWC- 29(2023)-05</b>	<p>It was submitted to the BWC that a Pre-Engineered Multipurpose Structure (PEMS) building was constructed by the Central Public Works Department (CPWD) to meet the initial infrastructure requirement of the Institute in the year 2011. This building was taken over by the institute and put in use from 15<sup>th</sup> August 2011 onwards.</p> <p>During the Vardha Cyclone in December 2016, the roof structure and the false ceiling were damaged which resulted in seepage of rainwater in some of the rooms.</p> <p>During the visit of the PMU (Project Monitoring Unit) constituted by the Ministry of Education, the committee suggested restoring the building after checking its structural stability, etc.</p> <p>Based on the above recommendation, Professor Meher Prasad, Department of Civil Engineering, IIT Madras was invited to assess the stability of the existing structure on 25.04.2023. The expert has opined that the structure is safe and suggested rectification/widening work in rainwater collecting areas like the valley, junction point and the existing rainwater pipe besides replacing the damaged/broken items.</p> <p>The cost estimate prepared by the taking into account the recommendation of the expert was placed are as under:</p> <table border="1" data-bbox="395 1151 1461 1610"> <thead> <tr> <th>PEMS Block</th> <th>Area/Rooms/Occupancy(area in Sqm)</th> <th>Estimated cost for repair work (Amt. in Rs.) (-(Excluding GST)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>936</td> <td>20,95,600.00</td> </tr> <tr> <td>B</td> <td>863</td> <td>23,26,000.00</td> </tr> <tr> <td>C</td> <td>805</td> <td>19,78,000.00</td> </tr> <tr> <td>D</td> <td>876</td> <td>18,26,000.00</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>Total</b></td> <td>82,25,600.00</td> </tr> </tbody> </table> <p>The complete utilization plan for the building i.e utilization of blocks A, B and C for student technical club activities and block D for faculty sponsored research was intimated to the BWC.</p>	PEMS Block	Area/Rooms/Occupancy(area in Sqm)	Estimated cost for repair work (Amt. in Rs.) (-(Excluding GST)	A	936	20,95,600.00	B	863	23,26,000.00	C	805	19,78,000.00	D	876	18,26,000.00	<b>Total</b>		82,25,600.00
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	<p><b>PEMS HOSTEL ZONE:</b></p> <p>There are two PEMS hostels namely Banyan which has the capacity to occupy 100 students and Lotus with 50 students.</p> <p>On account of the increase in student strength and the new hostel is likely to be ready by 2026, the proposal of the institute to carry out minor repair works in the Banyan hostel and utilization of the same to accommodate the students was communicated to the BWC.</p> <p>The BWC was further informed about the request received from the scholars for married scholar accommodation and the proposal of the institute to convert the Lotus into married scholar accommodation with suitable modification after a thorough assessment was intimated.</p> <p>It was further submitted that the site was inspected by the Senior Architect and the Executive Engineer, CPWD and the decision of the CPWD to verify the structural feasibility before proceeding with the conversion was intimated.</p>
	<p><i>The BWC accorded approval to convert the existing Lotus hostel into married scholar accommodation. The BWC further advised the institute to carry out a structural and architectural feasible study by entrusting the work to CPWD.</i></p>

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

  
 (R. Gunasekaran)  
 Member & Secretary, BWC

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