



**NATIONAL INSTITUTE OF TECHNOLOGY KARNATAKA, SURATHKAL**

POST SRINIVASNAGAR, MANGALORE – 575 025

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**Minutes of the proceedings of 20<sup>th</sup> meeting of the Building and Works Committee held on January 25, 2012 (Wednesday) at 3:00 PM In the Board Room, NITK, Surathkal.**

**Members present:**

1. **Prof. Sandeep Sancheti,** ..... Chairman.  
Director,  
NITK, Surathkal, Mangalore – 575 025
2. **Sri K Uday,** ..... Member  
Principal Chief Architect,  
PW, P & IWTD, State PWD,  
K R Circle, Bangalore – 560 001.
3. **Prof. Lakshman Nandagiri,** ..... Member  
Dean (P&D),  
NITK, Surathkal, Mangalore – 575 025.
4. **Prof. G Umesh,** ..... Special Invitee  
Dean (Research & Consultancy),  
NITK, Surathkal. Mangalore – 575 025
5. **Prof. K C Shet,** ..... Special Invitee  
Dean (Faculty Welfare),  
NITK, Surathkal. Mangalore – 575 025
6. **Dr. A U Ravishankar,** ..... Special Invitee  
Head, Dept of Civil Engineering,  
NITK, Surathkal, Mangalore – 575 025.
7. **Dr. B M Sunil** ..... Special Invitee  
Faculty-in-charge of Estate & Works,  
**NITK, Surathkal,** Mangalore – 575 025.
8. **Dr. D N Gaonkar,** ..... Special Invitee  
Faculty-in-charge, Electrical Works  
NITK, Surathkal, Mangalore – 575 025.
9. **Sri Y Ram Mohan,** ..... Special Invitee  
Deputy Registrar (Acts),  
NITK, Surathkal, Mangalore – 575 025
10. **Sri Shashidhara Shetty,** ..... Special Invitee  
Resident Engineer,  
NITK, Surathkal, Mangalore – 575 025.
11. **Dr. M Govinda Raj** ..... Member – Secretary  
Registrar,  
NITK, Surathkal, Mangalore – 575 025.

**Members absent:**

1. **Sri K N Chandra Prasad**, .... Member  
Executive Engineer, Central PWD,  
Mysore Central Division, T Narasipura Road,  
Siddarthnagar, Mysore. – 570 011.
2. **Sri V K Khetan**, .... Member  
Executive Engineer (Ele),  
CPWD, BCED – II, Kendriya sadana,  
Koramgala, Bangalore – 560 054.
3. **Sri Navin Soi** .... Special Invitee  
Director – Finance,  
Dept of Secondary & Higher Education MHRD,  
Govt. of India, Shastri Bhavan, **New Delhi**

Chairman of the Building and Works Committee welcomed all the members. After the welcome address, the Committee began its proceedings.

**A. Confirmation of the minutes of 19<sup>th</sup> meeting of Building and Works Committee held on July 22, 2011:**

The minutes of 19<sup>th</sup> meeting of the Building and Works Committee held on July 22, 2011 were confirmed.

**B. Review of action taken on the resolutions passed in the 19<sup>th</sup> meeting of Building and Works Committee held on July 22, 2011:**

The action taken on various resolutions passed in the 19<sup>th</sup> meeting of Building and Works Committee held on July 22, 2011 were noted.

Observations of the Committee on the action taken report:

- (1) **Renovation of PG hostel building (Est. ₹ 165 lakh):** The Committee noted the entrustment of this work to the contractor M/s Roy Constructions, Mangalore at a total contract price of ₹ 132.96 lakh and its delayed start of execution. As regards to delayed start, it was informed to the Committee that since the hostel building was reserved for accommodating the participants of “17<sup>th</sup> National Youth Festival” as per the request of the District Administration, which took place at Mangalore from 12<sup>th</sup> to 16<sup>th</sup> January 2012. Committee noted the same.
- (2) **Providing covered pathways and landscaping around hostel buildings, academic buildings and guesthouses:** Committee noted the present status of this proposed project. The Committee suggested that all required formalities and procedures to be expedited so that a detailed estimate is ready by the end of February 2012.

(contd. ....)



- (3) **Extension of LT line from the new 33kV electrical sub-station to the residential area:** Committee noted that for execution of this work, Institute requires the consent of MESCOM, Mangalore for individual meter reading [of RR number staff quarters] by them, which is yet to be communicated by them to the Institute, and hence the work could not be taken up so far. Committee suggested that the MESCOM office be moved and impressed upon the necessity of meter reading by them itself, and to start the work at the earliest.

**C. Subjects directly placed before the present (20<sup>th</sup>) meeting dated 25-01-2012 of the Building and Works Committee.**

**20<sup>th</sup> B&WC - Item No. 1: Construction of New Ladies Hostel building (4<sup>th</sup> block) – Physical completion of work - Reported – Reg.**

It was informed to the Committee that work of construction of new Ladies hostel has been completed. The building was inaugurated on 23-09-2011 by Shri Sushil Chandra Tripathi, Hon'ble Chairman, Board of Governors of NITK, Surathkal.

The B&WC noted the physical completion of the work and occupation of hostel building.

**20<sup>th</sup> B&WC - Item No. 2: Construction of New Teaching block at Western side (WTB) – Status of the work - Reported – Reg.**

B&WC noted the deposition of ₹ 800 lakh with the CPWD. As the work is yet to start, the Committee suggested that the office of the Adnl. Director General (SR), Chennai be visited personally by the Institute officials before 10-02-2012 for getting clearance to the tender papers submitted to them by the CPWD, Mysore and to see that the work is started by them at the earliest.

**20<sup>th</sup> B&WC - Item No. 3: Construction of New Sports Complex – Appointment of Structural consultant - Reported – Reg.**

The B&WC noted the appointment of structural consultant M/s Pragathi Consultants, Bangalore for the proposed work of New Sports Complex. The Committee suggested that the structural consultant may be asked to interact while designing the structural details with the Principal Chief Architect, Govt. of Karnataka, Bangalore who has prepared the building plan of the said work.

**20<sup>th</sup> B&WC - Item No. 4: Construction of 2 nos. of 500 KLD capacity Sewage Treatment Plant for old hostel buildings, staff quarters etc – Status of the work - Reported – Reg.**

The B&WC noted the status of the above work and suggested the Institute for getting the work completed at the earliest.





**20<sup>th</sup> B&WC – Item No. 5: Construction of Mega hostel complex – Intensive examination (technical vigilance audit) by CVC – Reported - Reg.**

The B&WC noted the allotment of Mega Hostel project for intensive examination by the Central Vigilance Commission. The Committee suggested that all required information may be furnished to the CVC party in totality.

**20<sup>th</sup> B&WC – Item No. 6: Construction of New Mechanical Engineering block – Approval of deviated items - Reg.**

The situation which warranted deviation to the sanctioned estimate quantity under some of items was briefed to the Committee. **The Committee noted that the overall expenditure is well within the total sanctioned project cost of ₹ 23.03 crore.** The Committee further noted that though the total cost of extra quantity items is about ₹ 341.09 lakh, there are savings to the tune of nearly ₹ 322.16 lakh under some other items due to savings in quantity. So, the total excess over the contract price due to extra quantity items is only ₹ 18.17 lakh. After discussion, the Committee passed the following resolution:

*“The Committee resolved to approve (post-facto) the entrustment of deviated quantity items, amounting to ₹ 3,41,09,179 in respect of the above work”.*

**20<sup>th</sup> B&WC – Item No. 7: Construction of building for Division of Basic Sciences – Approval of deviated items - Reg.**

The situation which warranted deviation to the sanctioned estimate quantity under some of items was briefed to the Committee. **The Committee noted that the overall expenditure is well within the total sanctioned project cost of ₹ 14.65 crore.** The Committee further noted that though the total cost of extra quantity items is about ₹ 151.67 lakh, there are savings to the tune of nearly ₹ 213.14 lakh under some other items due to savings in quantity. So, there is no excess over the contract price due to extra quantity items, but a savings of ₹ 61.47 lakh is available under the contract price. After discussion, the Committee passed the following resolution:

*“The Committee resolved to approve (post-facto) the entrustment of deviated quantity items, amounting to ₹ 1,51,67,099 in respect of the above work”.*

**20<sup>th</sup> B&WC – Item No. 8: Sub-committee report on selection of site for new projects – Change in location of site for “Construction of Additional space for Division of Electrical Engineering” – Reg.**

It was informed to the Committee that the building area available if vertical extension to new Applied Mechanics building is constructed, which was selected and approved in the 19<sup>th</sup> B&WC meeting for allotment to Department of Computer Science & Engineering as additional building space, would be only 2,355 sqm whereas requirement of the department is about 4,125 sqm of area. The B&WC discussed in detail about the revised recommendations of the sub-committee and passed the following resolutions:

- a) *The B&WC resolved to approve the revised recommendations of the sub-committee for the construction of a building near Guesthouse (behind J C Bose Guesthouse) for the Division of Electrical Engineering for the use of CSE department. Additional space requirement of*





department of Electronics & Communication Engineering if any may be included in the new building. The 'Master Plan' of the Institute may be modified accordingly. The assistance of the Principal Chief Architect, Bangalore may be taken to develop the plan of additional building for which he has consented.

- b) The B&WC further resolved that whenever additional academic area is required to be built, vertical extension of New Applied Mechanics building, New Mechanical block and new Basic Sciences building should be considered up to the floors as admissible depending up on the foundation design.

**20<sup>th</sup> B&WC – Item No. 9: Internal Committee report on “Renovation of old residential buildings/ demolishing some of old buildings beyond repairs and construction of new apartments” – Reg.**

Recommendations of the Internal Committee formed for studying and reporting on the conditions of old residential buildings, feasibility of repairing and renovating the residential buildings, demolishing the residential buildings which are beyond repairs, requirement of additional residential buildings etc were briefed to the Committee. After discussion, the following resolutions were passed approving the resolutions of the internal committee:

- a) The B&WC resolved to approve the recommendations of the Internal Committee for the renovation of Quarters No. AP-4 to AP-8 (5 quarters); L-27 to L-37 (10 quarters - except L-30) including replacing dilapidated Mangalore tiled roof with RCC roof of as first phase, after obtaining stability certificate from the department of Civil Engineering. An estimate for this may be prepared and placed before the next meeting of the B&WC.
- b) The B&WC resolved to approve the recommendations of the Internal Committee that demolition and construction of new apartments be made as provided in the Master Plan.

**20<sup>th</sup> B&WC – Item No. 10: Providing working platform at the building for Division of Basic Sciences – Approval for the substitution of Item of ferro-cement concrete slabs (Concood) with cement based particle board for working platforms – Reg.**

The B&WC noted the developments of the above proposal. After discussion, the Committee passed the following resolution:

“The B&WC resolved to approve the substitution of ‘Cement based particle boards’ in place of ‘Concood’ in respect of the above work, re-estimation and for floating the tenders afresh. The B&WC authorized the Director for approving the re-estimation and to approve the responsive tender. The B&WC further authorized the Director for taking suitable action deemed fit on the recommendations of Dean (P&D), HOD of Civil Engineering and the Resident Engineer for any technical problems that arise during substituting the Concood item.”



**20<sup>th</sup> B&WC – Item No. 11: Reconstruction of compound wall In front of main building – Approval of the estimate for ₹ 40.00 lakh – Reg.**

Committee noted the necessity of the above work and the provisions made in the estimate. After discussion, the following resolution was passed:

*“The B&WC resolved to approve the estimate for ₹ 40.00 lakh for the reconstruction of compound wall in front of main building”.*

**20<sup>th</sup> B&WC – Item No. 12: Construction of RCC Open well of 10 meters diameter and a Pump house near 4<sup>th</sup> boys’ hostel – Approval of the estimate for ₹ 38.00 lakh – Reg.**

Committee noted the necessity of the above work and the provisions made in the estimate. After discussion, the following resolutions were passed:

- (a) *The B&WC resolved to approve the estimate for ₹ 38.00 lakh for the construction of RCC open well of 10.00 meters diameter and a Pump house.*
- (b) *The B&WC resolved that the pump house be constructed attractively duly considering the aesthetic of surrounding (considering proposed landscaping & beautification works) with RCC sloped roof.*
- (c) *The B&WC resolved that necessary arrangement for water recharging be made while constructing the new open well.*
- (d) *The B&WC resolved that necessary water re-charging arrangement be made to all the existing open well as well as bore wells.*
- (e) *Resident Engineer was instructed to ensure that protective covering be provided to all open wells in the Institute within two months time.*

**20<sup>th</sup> B&WC – Item No. 13: Providing aluminium partitions at the Physics department In the Division of Basic Sciences building – Approval of the estimate for ₹ 26.00 lakh – Reg.**

Committee noted the necessity of the above work and the provisions made in the estimate. After discussion, the following resolution was passed:

*“The B&WC resolved to approve the estimate for ₹ 26.00 lakh for providing aluminium partitions and false ceiling at the Physics department in the Division of Basic Sciences building. Dean (P&D) was requested to ensure that false ceiling/ Air Conditioners be provided only where the requirement is absolutely essential”.*





**20<sup>th</sup> B&WC – Item No. 14:**

**Providing air conditioners to the Silver Jubilee Auditorium building – Report of the Resident Engineer – Reg.**

Necessity of improvement works required in the SJA building was briefed to the Committee. After discussion on the matter, the Committee passed the following resolution:

*“The B&WC resolved to approve the improvement works namely:*

- (i) Replacement of existing AC sheets of roof with Galvalume alloy coated sheets;
- (ii) Replacement of acoustic sheet at ceiling with fiber sheets;
- (iii) Replacement of acoustic wall paneling; and
- (iv) Repainting the building

*at an estimated cost of ₹ 32.00 lakh. The work may be commenced soon after the commencement of Incident Programme and be completed before the forthcoming SPICMACY programme”.*

**20<sup>th</sup> B&WC – Item No. 15:**

**Construction of new bungalow for the Institute Director – Modified plan – Reg.**

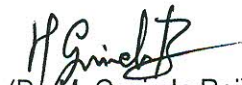
“The Committee resolved to approve the building plan of new bungalow for the Institute Director. A detailed estimate may be prepared and placed before the next meeting of the B&WC”.

**20<sup>th</sup> B&WC – Item No. 16:**

**Adoption of e-tendering – Information – Reg.**

The Committee appreciated the intension of the Institute for adopting e-tendering in building related activities, as a first phase. The Committee suggested that works costing more than ₹ 50.00 lakh may be brought under e-tending initially.

The meeting ended with Vote of thanks to the Chair.



(Dr. M. Govinda Raj)  
Member Secretary,  
Building and Works Committee.



(Prof. Sandeep Sancheti)  
Chairman,  
Building and Works Committee.