

# **NATIONAL INSTITUTE OF TECHNOLOGY KARNATAKA, SURATHKAL**

**Srinivasnagar Post**

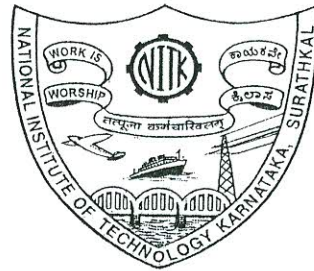
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**Minutes of  
19<sup>th</sup> meeting of the  
BUILDING & WORKS COMMITTEE  
held on July 22, 2011 (Friday) at 3:00 PM in the  
Board Room, NITK, Surathkal.**

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Grams: NITKS. Phone: (0824) 2474 000. Fax: (0824) 2474 033  
E- mail: info@nitk.ac.in Website: <http://www.nitk.ac.in>**Minutes of the proceedings of 19<sup>th</sup> meeting of the Building and Works Committee held on July 22, 2011 (Friday) at 3:00 PM in the Board Room, NITK, Surathkal.****Members present:**

- |     |   |      |      |                 |
|-----|---|------|------|-----------------|
| 1.  | <b>Prof. Sandeep Sancheti,</b><br>Director,<br>NITK, Surathkal, Mangalore – 575 025   | .... | .... | Chairman.       |
| 2.  | <b>Sri K Uday,</b><br>Principal Chief Architect,<br>PW, P & IWTD, State PWD,<br>K R Circle, Bangalore – 560 001.  | .... | .... | Member          |
| 3.  | <b>Prof. Lakshman Nandagiri,</b><br>Dean (P&D),<br>NITK, Surathkal, Mangalore – 575 025   | .... | .... | Member          |
| 4.  | <b>Sri K N Chandra Prasad,</b><br>Executive Engineer, Central PWD,<br>Mysore Central Division, T Narasipura Road,<br>Siddarthnagar, Mysore. – 570 011.  | .... | .... | Member          |
| 5.  | <b>Sri R. K. Bandopadhyaya,</b><br>Dy. Secretary, Dept of Secondary & Higher Education,<br>MHRD, Govt. of India, Room No. 528 – “C” Wing,<br>Shastri Bhavan, <b>New Delhi.</b><br>(Representative of Sri Navin Soi, Director – Finance, MHRD) | .... | .... | Special Invitee |
| 6.  | <b>Dr. A Nithyananda Shetty,</b><br>Dean (Faculty Welfare – i/c),<br>NITK, Surathkal. Mangalore – 575 025   | .... | .... | Special Invitee |
| 7.  | <b>Dr. A U Ravishankar,</b><br>Head, Dept of Civil Engineering,<br>NITK, Surathkal, Mangalore – 575 025.  | .... | .... | Special Invitee |
| 8.  | <b>Dr. B M Sunil</b><br>Faculty-in-charge of Estate & Works,<br><b>NITK, Surathkal,</b> Mangalore – 575 025.  | .... | .... | Special Invitee |
| 9.  | <b>Dr. D N Gaonkar,</b><br>Faculty-in-charge, Electrical Works<br>NITK, Surathkal, Mangalore – 575 025  | .... | .... | Special Invitee |
| 10. | <b>Sri Laxmisha Yadiyal</b><br>Resident Engineer,<br>NITK, Surathkal, Mangalore – 575 025.  | .... | .... | Special Invitee |

(contd. ....)

11. **Sri Y Ram Mohan,** .....  
Deputy Registrar (Acts),  
NITK, Surathkal, Mangalore – 575 025 **Special Invitee**
12. **Sri Shashidhara Shetty,** .....  
Assistant Executive Engineer (on deputation from State PWD),  
NITK, Surathkal, Mangalore – 575 025 **Special Invitee**
13. **Dr. M Govinda Raj** .....  
Registrar,  
NITK, Surathkal, Mangalore – 575 025. **Member – Secretary**

**Members absent:**

1. **Sri V K Khetan,** ..... Member  
Executive Engineer (Ele),  
CPWD, BCED – II, Kendriya sadana,  
Koramgala, Bangalore – 560 054.

Chairman of the Building and Works Committee welcomed all the members. The Committee welcomed the new member Sri K N Chandra Prasad, Executive Engineer, CPWD, Mysore in place of his predecessor Sri K V Dhanamjayam. The Committee also welcomed another new member Prof. Lakshman Nandagiri, Dean (P&D), NITK in place of his predecessor Prof. D V R Murthy. Committee recorded appreciation for outgoing members for their valuable services rendered during their tenure. After the welcome address, the Committee began its proceedings.

**A. Confirmation of the minutes of 18<sup>th</sup> meeting of Building and Works Committee held on January 28, 2011:**

The minutes of the 18<sup>th</sup> meeting of the Building and Works Committee held on January 28, 2011 were confirmed.

**B. Review of the action taken on the resolutions passed in the 18<sup>th</sup> meeting of Building and Works Committee held on January 28, 2011:**

The action taken on various resolutions passed in the 18<sup>th</sup> meeting of Building and Works Committee held on January 28, 2011 were noted.

Observations of the Committee on the action taken report:

- (1) **Construction of teaching block at western side (WTB):** The Committee noted that detailed estimate for the WTB is yet to be furnished by the CPWD authorities. The Executive Engineer, CPWD, Mysore, who is also a member of the B&WC, informed the Committee that the detailed estimate would be submitted on receipt of the NITK's consent on the preliminary estimate furnished by them. It was informed that as the meeting of the FC and BOG is yet to be held; final approval to the CPWD could not be communicated. However, formal approval of the B&WC for the preliminary estimate for ₹ 2,355.84 lakh has already been communicated to the CPWD requesting them to furnish the detailed estimate. The Committee requested the Executive Engineer, CPWD for furnishing the detailed estimate before August 10, 2011.

(contd. ....)



- (2) **Construction of New Sports Complex:** The Committee noted that detailed estimate for this work is also not ready which delayed the tendering process. The Committee suggested speeding up of the process of preparation of detailed estimate, designs etc so that tendering process could be initiated within a month's time.

C. **Subjects directly placed before the present (19<sup>th</sup>) meeting dated 22-07-2011 of the Building and Works Committee.**

**19<sup>th</sup> B&WC - Item No. 1: Construction of new Mechanical Engineering block – Physical completion of work – Reported.**

It was informed to the Committee that the work of construction of new Mechanical Engineering block is completed and is occupied.

The Committee noted the physical completion of the work.

**19<sup>th</sup> B&WC - Item No. 2: Construction of building for Division of Basic Sciences – Physical completion of work - Reported.**

It was informed to the Committee that the work of construction of new building for Division of Basic Sciences is completed and is occupied.

The Committee noted the physical completion of the work.

**19<sup>th</sup> B&WC - Item No. 3: Construction of New Ladies Hostel building (4<sup>th</sup> block) – Progress of work – Reg.**

The present progress of the work was briefed to the Committee. It was informed to the Committee that the above work would be completed within a month's time.

The Committee noted the progress of work.

**19<sup>th</sup> B&WC – Item No. 4: Construction of RCC twin-box vehicular underpass across NH-17 to connect either parts of NITK Campus – Progress of work – Reported.**

It was informed to the Committee that the above work is completed and was inaugurated on July 10, 2010 by the Director of the Institute. The Committee noted the completion of work and appreciated the Institute for taking up the underpass project which facilitates easy connectivity between the eastern and western parts of the campus avoiding crossing of national highway.



**19<sup>th</sup> B&WC – Item No. 5: Construction of Mega hostel complex – Financial closure of the project not yet done - Reported.**

The Committee noted the status of the final bill of the main executing agency M/s B G Shirke Construction technology Private Limited, Pune. The Committee suggested for pursuing the matter with the TPM consultants M/ RITES Limited, Bangalore regarding their remarks on the pending issues. The Committee also suggested for obtaining legal opinion of the advocates as well as expert opinion of the Chartered Accountants on the issues of Service tax and Labour cess.

**19<sup>th</sup> B&WC – Item No. 6: Sub-committee report on selection of site etc for new projects namely:**

- (a) Construction of new hostel for foreign students;**
- (b) Construction of Heritage cum Technology Center;**
- (c) Construction of Convention hall;**
- (d) Construction of Additional space for Division of Electrical Engineering; and**
- (e) Construction of new bungalow for the Institute Director - Reg.**

After the detailed discussions on the sub-committee report, the following resolutions were passed:

- a) **Construction of new hostel for foreign students:** Resolved to accept the recommendations of the sub-committee for postponing the construction of new building for foreign students for the time being and to renovate the existing ISH building. Estimate for the renovation of existing ISH may be prepared and placed at the next meeting of the B&WC.
- b) **Construction of Heritage cum Technology Center:** Resolved to accept the recommendations of the sub-committee for the merger of this proposal with the construction of new Convention hall.
- c) **Construction of Convention hall:** The site recommended by the sub-committee was near to the existing SJA building. Considering containment of land offsets near SJA building, the B&W Committee suggested for construction the new building at the north-west corner of the eastern part of the campus (i.e. at west side of existing play ground in front of Professors apartments) and the building may be named as 'Convention hall & heritage cum technology center'. Estimate for the said proposal may be prepared and brought before the next meeting of the B&WC.
- d) **Construction of Additional space for Division of Electrical Engineering:** Resolved to accept the recommendations of the sub-committee for constructing vertical extension of remaining floors over the new Applied Mechanics building. Estimate for the said proposal may be prepared and brought before the next meeting of the B&WC.
- e) **Construction of new bungalow for the Institute Director:** Resolved to approve the recommendations of the sub-committee for construction the Director's bungalow at western side of the campus near Vikram Sarabai Guesthouse. Estimate for the said proposal may be prepared and brought before the next meeting of the B&WC.



**19<sup>th</sup> B&WC – Item No. 7: Sub-committee report on “Providing Air-conditioning to the Silver Jubilee Auditorium building” – Reg.**

The B&WC suggested for taking needful action to improve the air circulation at the SJA building. A detailed proposal in this regard be prepared by Resident Engineer's office and placed before the next meeting of the B&WC.

**19<sup>th</sup> B&WC – Item No. 8: Construction of 3<sup>rd</sup> floor over Central Computer Center building – Approval of the estimate for ₹ 76 lakh – Reg.**

The necessity of above proposal and the provisions made in the estimate for ₹ 76.00 lakh in respect of the above work were briefed to the Committee.

After deliberations, the committee passed the following resolution:

*“The Committee resolved to approve the plan and estimate for ₹ 76.00 lakh for the construction of 3<sup>rd</sup> floor over Central Computer Center building”.*

**19<sup>th</sup> B&WC – Item No. 9: Renovation of PG Hostel building – Approval of the estimate for ₹ 165.00 lakh – Reg.**

The directions of the Board given in its 6<sup>th</sup> meeting dated 31-03-2007 for renovating all the old hostel blocks in a phased manner were briefed to the Committee. Necessity of the renovation of the PG hostel building and the provisions made in the estimate for ₹ 165.00 lakh in respect of the above work were briefed to the Committee.

After deliberations, the committee passed the following resolution:

*“The Committee resolved to approve the estimate for ₹ 165.00 lakh for the renovation of PG hostel building which includes construction of RCC rain water drain around the building”.*

**19<sup>th</sup> B&WC – Item No. 10: Providing working platforms at the building for Division of Basic Sciences – Approval of the estimate for ₹ 115.00 lakh – Reg.**

Necessity of the above proposal and the provisions made in the estimate for ₹ 115.00 lakh in respect of the above work were briefed to the Committee. It was informed to the committee that the working platforms at the laboratory halls shall be made out of ferro-cement concrete planks with top covered using polished granite slab. The Committee felt that since the granite slabs are reactive to the chemicals, use of granite slab topping may be avoided at the laboratories where chemicals are used. Subject to the above condition, the Committee passed the following resolution:

*“The Committee resolved to approve the estimate for ₹ 115.00 lakh for providing working platform at the Division of Basic Sciences building. Instead of granite slab topping, suitable other materials may be used at the laboratory halls where chemicals are used”.*



**19<sup>th</sup> B&WC – Item No. 11: Construction of two blocks of apartments for Assistant Professors' (G+2 floors) – Approval of excess quantity items – Reg.**

The situation which warranted the deviation to the sanctioned estimate and the plan were briefed to the Committee. The Committee noted that the overall expenditure is within the sanctioned project cost of ₹ 310 lakh. After detailed discussions on the matter, the Committee was convinced with the explanation of the Resident Engineer and passed the following resolutions:

*"The Committee resolved to approve (post-facto) the entrustment of deviated quantity items, amounting to ₹ 42,51,048 in respect of the above work".*

**19<sup>th</sup> B&WC – Item No. 12: Construction of New Teaching block (NTB) [G+2 floors] – Approval of excess quantity items – Reg.**

The situation which warranted the deviation to the sanctioned estimate and the plan were briefed to the Committee. The Committee noted that the overall expenditure is within the sanctioned project cost of ₹ 400 lakh. After detailed discussions on the matter, the Committee was convinced with the explanation of the Resident Engineer and passed the following resolutions:

*"The Committee resolved to approve (post-facto) the entrustment of deviated quantity items, amounting to ₹ 34,18,705 in respect of the above work. Further the Committee resolved that dome at the atrium shall be provided as proposed in the original estimate".*

**19<sup>th</sup> B&WC – Item No. 13: Providing covered pathways and landscaping around hostel blocks, academic buildings and guesthouses – Approval for appointment of expert consultant – Reg.**

Directions of the BOG issued in its 26<sup>th</sup> meeting dated 03-12-2010 regarding landscaping around the hostel blocks etc were briefed to the Committee. Locations identified for landscaping and other general improvements such as covered pathways etc were also briefed to the Committee. As the work requires advice of the experts in the field of landscaping, it was proposed to appoint a consultant for the said landscaping project.

The committee discussed the subject matter in detail. The Committee suggested that the Horticultural department of the state government or the Horticultural wing of the Central Public Works Department may be consulted first for getting a broad idea on the landscaping/beautification works to be carried out. After ascertaining the generic features and a broad outlay, expression of interest (EoI) from the intending landscaping consultants may be invited.



**19<sup>th</sup> B&WC – Item No. 14: Formation of approach road to new Ladies Hostel building (4<sup>th</sup> block) and widening the existing roads at north side of ladies hostel & east side of Marketing center building – Approval of the estimate for ₹ 66.00 lakh – Reg.**

Necessity of the above proposal and the provisions made in the estimate of ₹ 66.00 lakh in respect of the above work were briefed to the Committee.

After deliberations, the committee passed the following resolution:

*“The Committee resolved to approve the estimate for ₹ 66.00 lakh for the formation of approach road to new Ladies Hostel building (4<sup>th</sup> block) and widening the existing roads at north side of ladies hostel & east side of Marketing center building”.*

**19<sup>th</sup> B&WC – Item No. 15: Refurbishment of ground and first floor of Mining Engineering building by providing vitrified tile and granite slab flooring – Approval of the estimate for ₹ 30.00 lakh - Reg.**

Necessity of the above proposal and the provisions made in the estimate of ₹ 30.00 lakh in respect of the above work were briefed to the Committee. The Committee suggested for using only bright coloured tiles and granite slabs.

After deliberations, the committee passed the following resolution:

*“The Committee resolved to approve the estimate for ₹ 30.00 lakh for refurbishment of ground and first floor of Mining Engineering building by providing vitrified tile flooring and granite slab flooring”.*

**19<sup>th</sup> B&WC – Item No. 16: Providing telephone cable for new buildings such as New Mechanical block, Division of Basic Sciences, New AP quarters, new Professors quarters etc – Approval of the estimate for ₹ 31.00 lakh – Reg.**

Necessity of the above proposal and the provisions made in the estimate of ₹ 31.00 lakh in respect of the above work were briefed to the Committee. The Committee suggested for exploring the feasibility of running the telephone UG cables in the existing conduits of internet cables/ BSNL cable conduits.

After deliberations, the committee passed the following resolution:

*“The Committee resolved to approve the estimate for ₹ 31.00 lakh for providing telephone cable for new buildings such as New Mechanical block, Division of Basic Sciences, New AP quarters, new Professors quarters etc”.*





**19<sup>th</sup> B&WC – Item No. 17: Renovation of old residential buildings/ demolishing some of old buildings beyond repairs and construction of new apartments – Approval – Reg.**

The details of existing residential buildings, its age, land area covered by individual quarters and apartments, condition of the old residential buildings, requirement of new residential accommodation and its probable cost etc were briefed to the Committee.

The Committee discussed the matter in depth. The Committee suggested that an internal committee may be formed to study the conditions of old residential buildings, feasibility of renovation of old residential buildings/ demolishing the old residential buildings if renovations are not worthy, requirement of additional residential accommodation etc and place its report in the next meeting of the B&W C for taking a decision.

**Any other matter:**

**19<sup>th</sup> B&WC – Any other matter - Item No. 1: Extension of LT line from the new 33kV electrical sub-station to the residential area – Reg.**

It was informed to the Committee that the new 33kV electrical sub-station at the Institute campus has been commissioned. It was further informed that except for the residential area, power supply to the entire campus is being fed from the 33 kV electrical sub-station, whereas for the residential area from the 11kV feeder line of the MESCOM. In order to have uninterrupted and quality power supply to the residential area also, it was proposed to draw LT line from the new 33 kV electrical sub-station to the residential area also after isolating the transformers at the residential area from the off-campus consumers. It was further informed to the Committee that correspondences and meetings with the MESCOM authorities were made in this connection and finally MESCOM authorities have agreed for the proposal of the Institute. MESCOM authorities have furnished an estimate for ₹ 25,93,080 for the said extension of 11kV line and the Institute has to carry out the work on Self Execution basis. The estimate for ₹ 25,93,080 prepared by the MESCOM was placed before the Committee.

After discussions on the matter, the Committee passed the following resolution.

***“The Committee resolved to approve the estimate for ₹ 26.00 lakh (rounded figure) for extending the 11kV feeder line from the 33kV electrical sub-station to the residential area of the Institute campus and for execution of the work by the Institute itself”.***

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.