

**भारतीय प्रौद्योगिकी संस्थान दिल्ली**  
**INDIAN INSTITUTE OF TECHNOLOGY DELHI**

The 143rd meeting of the Building & Works Committee was held on 20<sup>th</sup> March 2025 at 11:00 am in the Board Room.

The following members were present:

1.	Prof. Rangan Banerjee, Director	Chairperson
2.	Er. K.N. Rai	Member
3.	Er. Anil Kumar Jain	Member
4.	Er. Sarvagya Kumar Srivastava	Member
5.	Er. Rajendra Kalla	Member
6.	Sh. Rajeev Kumar, Institute Engineer	Member
7.	Prof. Vivek Buwa, Dean (Planning)	Permanent Invitee
8.	Prof. Dipti Ranjan Sahoo, Dean (Infra)	Permanent Invitee
9.	Prof. Ambuj D. Sagar, DD(S&P)	Special Invitee
10.	Prof. Seshan Srirangarajan, Associate Dean (Infra - 1)	Special Invitee
11.	Prof. Harsha Kota, Associate Dean (Infra - 2)	Special Invitee
12.	Prof. Amit Gupta, Associate Dean (Infra - 3)	Special Invitee
13.	Sh. Atul Vyas	Secretary

**Item No. 1: To confirm the Minutes of 142<sup>nd</sup> meeting of the Building and Works Committee held on 26.12.2024**

The B&WC was apprised that no comments were received on the minutes of 142<sup>nd</sup> meeting. The minutes were confirmed as circulated.

**Item No. 2: To receive a report on the action taken on the decisions of the previous meeting of the Building & Works Committee (B&WC).**

Item No. and Title	Decisions of the 142 <sup>nd</sup> B&WC	Present status reported to B&WC
<b>142.1: To review the progress of various works sanctioned by the Building &amp; Works Committee (B&amp;WC)</b>	The progress of various projects was recorded in the presentation of CPWD/ NBCC/ RITES in their respective agenda items.	The progress of work was presented by CPWD/ NBCC/ RITES. The details are noted in the respective agenda items.

<p><b>142.4:</b> <b>Changes in layout plans of projects assigned to RITES</b></p>	<p>The following projects are assigned to M/s RITES:</p> <ol style="list-style-type: none"> <li>1. Construction of Academic Block-103</li> <li>2. Construction of faculty Housing near JNU Gate</li> <li>3. Type-C Houses (02 Nos. Blocks)</li> <li>4. Construction of Boys Hostel by dismantling IP Apartment Blocks.</li> <li>5. Construction of Girls Hostel by dismantling 3 nos. IIIA blocks (24 houses) in east campus.</li> </ol> <p>M/s RITES informed that the works assigned to them are tendered and awarded in two packages: Package I for projects at S. No. 1-3 and Package II for Projects at S. NO. 4-5.</p> <p>As per the decision by IIT Delhi, the building plans are being revised for addition of Additional floors due to increase in permissible height of the buildings.</p> <p>M/s RITES further informed that the other Local body approvals like tree cutting, Environmental Clearance, etc. are being obtained from local bodies.</p> <p>M/s RITES informed B&amp;WC regarding difficulties in getting statutory approvals due to court cases on tree cutting and Environmental Clearances.</p> <p>M/s RITES further informed that the application for tree cutting permissions was rejected by the Forest Department.</p> <p>In response to the rejection of the tree-cutting permission application, the Institute requested M/s RITES to conduct a feasibility study to explore the possibility of adjusting the project layouts. The aim was to better align the layouts with the existing building footprints, thereby reducing the impact on the trees. A meeting was held on 04.12.2024, to discuss alternative layouts for the five projects and to identify solutions that would minimize or potentially eliminate the need for tree-cutting permits.</p> <p>It was informed that the project footprints were originally planned in accordance with the approved master plan of the Institute. Changing the footprints to avoid tree-cutting would require modifications to the master plan.</p> <p>M/s RITES further informed that the revision of master plan shall be required</p>	<p>B&amp;WC noted the status, that is reported in the minutes of the agenda item no. 4.</p>
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	<p>when location of project is changed due to denial of tree cutting permissions by Forest Department.</p> <p>The tentative revised layouts without basement for these projects considering the actual tree position at the site were presented to the B&amp;WC by RITES. The B&amp;WC advised that the basement may be included in the revised plans.</p> <p>The B&amp;WC noted that the works were awarded for package I in July 2023 and for package II in January 2024.</p> <p>However, the progress so far is insignificant, and the members expressed their concerns on the delay in construction and desired that the timelines need to be decided for activities during planning of Projects and execution of Projects.</p> <p>M/s RITES informed that to expedite the process of getting the local body approvals, the revised master plan and building plan shall be taken up simultaneously for approval from relevant local bodies.</p>	
<p><b>142.5: Settlement of dispute with M/s Bose Brothers for Sonipat Campus Master Plan</b></p>	<p>As desired by the B&amp;WC in the previous meeting to find the solution to the dispute with M/s Bose Brothers, the B&amp;WC had constituted a Sub – Committee, chaired by Prof. P.S.N. Rao and two B&amp;WC members, Sh. K.N. Rai and Sh. A.K. Jain as members, to determine the payment for the work done. It was informed that the Subcommittee had three meetings to make specific recommendations.</p> <p>In the first meeting of the Sub-committee held on 10/09/24, the matter was discussed and the Committee also requested to send all the invoices, claims, and communication letters with M/s Bose Brothers Architects to conduct a thorough review and assess the final payment.</p> <p>In the next meeting held on 4/10/24, all members physically reviewed the original documents, including the invoice and claim from M/s Bose Brothers Architects with the aim of achieving final closure on the assignment and determine the fee payable for the work done.</p> <p>In the final meeting held on 24/10/24, the Sub-Committee recommended the fee payable for the work done [copy is given at Appendix-1]. The abstract of the recommendations is as follows:</p>	<p>B&amp;WC noted the status, that is reported in the minutes of the agenda item no. 7</p>

	<p>“Recommendations:</p> <ol style="list-style-type: none"> <li>1. The Fee worked out by the Committee as Rs. 27,68,565.00/- + GST (as applicable) may be offered to the Architect Consultant as full and final settlement for withdrawal of the additional work assigned to M/s Bose brother Architects under the existing Agreement no. 1938 of 2011-2012, for this part of the Consultancy.</li> <li>2. M/s Bose Brothers Architects must give an undertaking as follows: M/s Bose Brothers Architects hereby undertake that all designs created for the Institute will remain the exclusive property of the Institute and will be submitted to the Institute. These designs will be used solely by the Institute and will not be utilized by M/s Bose Brothers Architects for any other purpose.</li> <li>3. The M/s Bose Brothers Architects must submit all drawings, documents, approvals, and both editable (CAD etc.) and PDF files, in both softcopy and hardcopy for the Institute’s records and use, as may be required in the future.”</li> </ol> <p>Based on the above discussions and decisions, a communication letter and email were sent to M/s Bose Brothers Architects on 20.11.2024 offering the settlement. The letter is given at Appendix 2. In response, M/s Bose Brothers Architects acknowledged receipt of the letter and requested more time to decide on the matter. The B&amp;WC was informed that further communication is still awaited. Letter given at Appendix 3 .</p> <p>The B&amp;WC discussed the issue in detail and decided that since no response is obtained from M/S Bose Brothers and they are asking for more time to communicate their acceptance, the settlement amount as decided by the Sub Committee may be paid to avoid further claims of M/s Bose Bothers through proper procedure.</p>	
<p><b>142.6:</b> <b>Building Plans for Construction of Residential Apartment at R.K. Puram Campus</b></p>	<p>The B&amp;WC was informed that the user committee was formed on October 28, 2024, to finalize the design and layout of the residential apartments at the R.K. Puram Extension campus. The first meeting of the committee was held on</p>	<p>B&amp;WC noted the status, that is reported in the minutes of the agenda item no. 6</p>

	<p>November 6, 2024. Mr. Sandeep Goel from M/s Suresh Goel and Associates presented their concept for the residential apartments.</p> <p>Following this, the second internal meeting took place on November 19, 2024, to finalize the institute's requirements for the multipurpose usage of the R.K. Puram building. This meeting focused on determining the number and size of residential units to be developed, as discussed in earlier meetings. During the session, the committee explored various potential uses for the building, including transit housing for visiting faculty, post-doctoral researchers, international students, and other institutional needs. After detailed consideration, the user committee decided to present multiple options for discussion in the Deans Committee of the Institute. The matter was subsequently discussed in the Deans Committee on 25.11.2024, [Appendix 4] where the requirements were finalized. These final requirements have been communicated to the architectural consultant for developing the layouts.</p> <p>The B&amp;WC deliberated on the Plans presented by the Architect Consultant M/S SGA and observed that the room sizes appear to be small and may affect the functionality. M/s SGA informed that in order to increase the number of dwelling Units, the room sizes are optimized in consultation with the user.</p> <p>The B&amp;WC further deliberated on the various technologies for faster construction like Precast Concrete building techniques, Aluminium slip form shuttering and monolithic construction, Steel Structures, Composite Construction etc. and suggested that Architect Consultant explore and submit the feasibility of technology appropriate for the proposed plan.</p> <p>The B&amp;WC opined that precast concrete technology has serious issues of leakage and seepage and may not be suitable for high rise projects like this, especially in Earthquake Zone V in Delhi. B&amp;WC further suggested that Aluminium slip form Monolithic Construction or any other suitable technology for faster construction be explored in consultation with the experts in IIT Delhi.</p>	
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	It was decided to constitute a sub-committee of B&WC to recommend the type of construction to be adopted out of the various available technologies for faster construction suitable for this project.	
<b>142.7: Physical and Financial Progress Status of SATHI Building at Sonipat Campus</b>	<p>The B&amp;WC was informed that Administrative Approval and Expenditure Sanction amounting to Rs. 59.38 Cr. was accorded by the Chairperson, BOG on 09.03.2020 and the stipulated start date of work was 10.01.2021. The estimated cost put to the tender was Rs. 49.59 Cr., and Rs. 59.07 Cr. has been disbursed to NBCC for the project till date.</p> <p>In the 140<sup>th</sup> B&amp;WC Meeting on 27/12/2023, NBCC presented a revised Project Estimate (P.E.) amounting to Rs. 63.41 Cr. However, the B&amp;WC directed NBCC to exert all efforts to complete the project within the originally sanctioned amount of Rs. 59.38 Cr. as a proportionate amount was available with respect to physical progress.</p> <p>M/s NBCC informed that Building is 100% complete. However, the Integration of services, like Lifts, HVAC, Firefighting, Fire Alarm, BMS, etc. is in progress. M/s NBCC informed me that the project shall be completed within the A/A&amp;E/S</p> <p>The B&amp;WC was informed that user has complained about the Noise in the HVAC system. The B&amp;WC expressed concern over the noise created by HVAC system/ ceiling mounted AHUs and desired that a suitable remedy may be provided to reduce the noise level so that user can be at a comfortable level while working.</p> <p>The B&amp;WC further desired to obtain OC and Local body approval, Fire clearance, Lift operation Licenses etc.</p> <p>M/s NBCC noted the observation of B&amp;WC and assured to implement a feasible solution in consultation with Consultant and Expert form IIT Delhi.</p>	Details in agenda item 3 to be presented by NBCC
<b>142.8: Surrender of Land allotted for Jhajjar Campus, Haryana</b>	The B&WC was apprised of the concerns raised by Ministry of Education on the possible wasteful expenditure in view of the water-logged areas and poor load-bearing capacity of the current parcel. The Under Secretary, MoE vide letter No. 2-15/2023-TS-1-Part (1) dated 16.07.2024 advised the Institute to explore the possibility of shifting the activities of same	Details in agenda item 3 to be presented by NBCC

	<p>to Sonipat site and for alternate land in a letter to the Chief Secretary of Govt. of Haryana.</p> <p>NBCC was instructed to halt the process until 01/08/2024, to create an internal user committee to review the matter and make appropriate decisions regarding the allocation of alternative land for the extension campus of IIT Delhi.</p> <p>B&amp;WC advised that as per the decision of MoE, tenders of boundary wall on hold with NBCC shall be cancelled to avoid further litigation on the matter and the land parcel may be surrendered to Haryana government.</p>	
<p><b>142.9:</b></p> <p><b>RFP for empanelment of Architectural Consultants for providing Comprehensive integrated Architectural &amp; Engineering Consultant Services at IIT Delhi</b></p>	<p>The B&amp;WC was informed that a committee was formed on 28th August 2024 for the empanelment of Architectural consultants for the IIT Delhi campus, with Prof. P.S.N. Rao as the Chairman and Sh. K.N. Rai and Sh. A.K. Jain as special invitees. Meetings were held in which the scope of work, evaluation criteria, eligibility requirements, and related terms were discussed and finalized. The final RFP was prepared and circulated to the committee members and special invitees on 2nd December 2024.</p> <p>The important sections of RFP, Section III scope of works and services and Section IV evaluation process were deliberated by B&amp;WC.</p> <p>The B&amp;WC decided to incorporate Section III and Section IV, as proposed, along with the corrections as pointed out by Sh K.N. Rai on the hard copy.</p>	<p>B&amp;WC noted the status, that is reported in the minutes of the agenda item no. 5</p>

**Item No. 3: To review the progress of various works sanctioned by the Building & Works Committee (B&WC)**

The B&WC was appraised of various projects that are currently ongoing at the institute. A summary of the progress of work assigned to CPWD, RITES and NBCC has been presented in the following sections.

**3.1 Work under progress with CPWD.**

Chief Engineer, CPWD apprised the status of all projects assigned to them, the status of Construction of Engineering Blocks – 99B and 99C and General office furniture works for Engineering these blocks was presented in detail.

CPWD informed about the status of various defects and replacement of 2 Nos., 2000 KVA defective transformers installed for 99B & 99C Engineering Blocks as decided by B&WC in their Last meeting.

IIT Delhi emphasized that in view of increasing load due to occupation of Laboratories the replacement of transformers to be taken up in a time bound manner with new transformers, failing which suitable action may be taken against the manufacturer of transformers.

IIT Delhi presented a list of defects in both 99B and 99C which are yet to be attended or reoccurred. It was emphasized that all defects must be addressed to ensure a smooth handover and takeover process. CE, CPWD assured to attend the remaining defects also in time bund manner and submit a compliance report.

CE, CPWD informed that the General Office furniture work is completed except for certain furniture items and requested IIT to arrange a replacement for Conference Table (Item No. 16). It was also informed that the electric connections to the furniture are in progress.

The B&WC noted that the furniture work and electrical connection is delayed. It was decided to remove the Conference Table (Item No. 16) from the CPWD tender. In response, CPWD cited a lack of funds as the reason for the delay. B&WC was informed that an amount of Rs. 10 Crore was released from 99B and 99C, for maintaining the progress of furniture work. CPWD has requested the release of funds amounting to Rs. 13 Crore for the purchase of general office furniture.

CPWD was asked to complete all the balance work and vacate the office space near Vikramshila Apartments by 31<sup>st</sup> March 2025, and hand over the vacated premises to IIT Delhi as per the MoU signed between IITD and CPWD.

The presentation from the CPWD is given at the below link:

<https://owncloud.iitd.ac.in/nextcloud/index.php/s/XRtR8tPQf4oyq3b>

### **3.2 Work under progress with M/s NBCC**

#### **Nalanda Research Scholars Apartment (Phase-II)**

The B&WC was appraised that M/s NBCC will complete the work by 31<sup>st</sup> May 2025. The B&WC expressed their displeasure about the delay in completing the work and asked M/s NBCC to take all corrective measures to complete the work at the earliest.

#### **Construction of SATHI Building at Sonipat**

M/s NBCC informed that Building is 100% complete. Handing over to users is under process.

### **Construction of compound wall of extended campus of IIT Delhi at Jhajjar.**

M/s NBCC informed the Institute that the work has been cancelled because of the decision of the Institute to surrender the land. However, the Institute requested M/s NBCC to share all the details of the expenditure incurred as on date for this work.

The presentation from the NBCC is given at the link below:

<https://owncloud.iitd.ac.in/nextcloud/index.php/s/xmWAnQbx7wiMtGb>

### **3.3 Work under progress with M/s RITES**

- Construction of Academic Block-103
- Construction of faculty Housing near JNU Gate
- Type-C Houses (02 Nos. Blocks)
- Construction of Boys Hostel by dismantling IP Apartment Blocks.
- Construction of Girls Hostel by dismantling 3 nos. IIIA blocks (24 houses) in east campus.

M/s RITES apprised B&WC about the current status and layouts of the building for both Package-I and Package-II projects. The decisions/recommendations are recorded in Item-04.

The presentation from the RITES is given at the link below:

<https://owncloud.iitd.ac.in/nextcloud/index.php/s/6epgdw6mR28ARdk>

### **Item No. 4: Change in layout plans of Projects assigned to RITES and its financial implications**

M/s RITES Ltd. was assigned to build five construction projects comprising of one Boys' Hostel, one Girls' Hostel, one C-type quarters, one faculty housing and an Academic block.

Administrative Approval and Expenditure Sanction of Rs. 682.80 Cr. was accorded in 212<sup>th</sup> Meeting of the Board of Governors held on 11/10/2022, following the recommendation of the B&WC in its 137<sup>th</sup> Meeting on 22/02/2022.

During the 141<sup>st</sup> B&WC meeting held on 01/08/2024, it was apprised that the approved maximum permissible building height, according to the Master Plan, is 26 meters, and the estimates were formulated based on this height. However, during an internal project review meeting with RITES, it was discussed that the building height could potentially exceed 26 meters, in alignment with the latest MCD guidelines and the same was in-principal approved by the committee.

During the 141<sup>st</sup> and 142<sup>nd</sup> B&WC meetings, it was further apprised that in response to the rejection of the tree-cutting permission application, the Institute requested M/s RITES to conduct a feasibility study to explore the possibility of adjusting the project layouts to better align with the existing building footprints, thereby reducing the impact on the trees.

RITES Ltd. presented alternative layout plans for all proposed buildings under Package I and II, along with two options outlining the corresponding financial implications based on the existing Administrative Approval and Expenditure Sanction of Rs. 682.80 Cr.

The B&WC decided that all proposed buildings shall be constructed to the maximum heights, while allowing minor deviations (~10%) in area considered in each package so that infrastructural facilities can be constructed as required by the Institute on an urgent basis.

The B&WC agreed to the alternate building plans subject to allowable maximum permissible height. The built-up area may be adjusted in such a manner that, in future, the remaining part can be extended by Horizontal Expansion instead of Vertical Extension.

RITES also appraised the B&WC that additional cost may also be incurred due to change in the building footprints and/or change in the height of the building, in addition to increase in cost due to increase in the built-up area.

The B&WC also advised to apply for the statutory approvals of building plans to MCD and arrange the testing of all input materials like water etc. for design mix and set up the concrete batch mix plant at site.

**Item No. 5: Revision in RFP for empanelment of Architectural Consultants for providing comprehensive Architectural & Engineering Consultant Services at IIT Delhi.**

The B&WC noted that the revised RFP has been duly approved by the Sub-Committee and is being uploaded onto the official portal.

**Item No. 6: Layout Design for Construction of Residential Apartment at R.K. Puram Campus and technical sanction**

The B&WC was appraised of the sub-committee's recommendation to adopt Composite Steel Construction due to its advantages, such as a faster construction timeline, longer life cycle, and greater salvage value. However, it was noted that this option would incur higher costs compared to a conventional RCC framed structure and may require a revision of the cost, which is already approved by BoG at Rs. 90.45 Crore.

M/s SGA presented the detailed BOQ to the B&WC. The B&WC recommended adopting Composite Steel Construction and proceeding with the tendering process. If required, the revised A/A&E/S may be obtained after receipt of the tendered cost.

The B&WC instructed M/s SGA to submit all tender drawings by the first week of April for review and ensuring that technical sanction can be obtained at the earliest, with the tender being floated by 30th April 2025.

The B&WC also recommended constituting the sub-committee to give their expert opinion about the detailed estimate and special conditions to be considered for NIT.

**Item No. 7: Settlement of dispute with M/s Bose Brothers for Sonipat Campus Master Plan.**

The B&WC was apprised that, on 31st January 2025, M/s Bose Brothers submitted a revised claim of Rs. 6,53,99,980 + GST. The claim from the Architect Consultant was discussed with the Sub-Committee of the B&WC and the Institute's legal advisor. A response was issued to M/s Bose Brothers, along with a letter for the termination of the agreement, providing a one-month notice period ending on 25th March 2025. The B&WC noted the status.

**Item No. 8: Status of replacement of Transformers and Rectification of Defects in 99B and 99C.**

CPWD informed about the status of various defects and replacement of 2 Nos., 2000 KVA defective transformers installed for 99B & 99C Engineering Blocks as decided by B&WC in their Last meeting.

IIT Delhi emphasized that in view of increasing load due to occupation of Laboratories the replacement of transformers to be taken up in a time bound manner with new transformers, failing which suitable action may be taken against the manufacturer of transformers.

**Item No. 8: Approval of Estimate for Storm water Network at Academic area of IIT Delhi**

The B&WC noted the approval accorded by the Director for A/A & E/S for an amount of Rs.8,61,71,783/-.

The meeting ended with thanks to the Chair.