

भारतीय प्रौद्योगिकी संस्थान दिल्ली
INDIAN INSTITUTE OF TECHNOLOGY DELHI

The 144th meeting of the Building & Works Committee was held on 5th December 2025 at 02:30 pm in the Senate Room/Online.

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. Rajendra Kalla	Member
5.	Prof. (Dr.) P.S.N. Rao*	Member
6.	Prof. Dipti Ranjan Sahoo, Dean (Infrastructure)	Member
7.	Sh. Ashok Kumar, Institute Engineer (Acting)	Member
8.	Prof. Arvind K. Nema, DD(Ops)	Permanent Invitee
9.	Prof. Somnath Baidya Roy, Dean (Planning)	Permanent Invitee
10.	Prof. Seshan Srirangarajan, Associate Dean (Infra - 1)	Permanent Invitee
11.	Prof. Harsha Kota, Associate Dean (Infra - 2)	Permanent Invitee
12.	Prof. Amit Gupta, Associate Dean (Infra - 3)	Permanent Invitee
13.	Sh. Raju Ram Parihar, EE (Projects & Planning)	Permanent Invitee
14.	Sh. Atul Vyas	Secretary

* Attended online

At the outset, the Chairperson welcomed the members to the meeting. The Chairperson thanked the outgoing Members/Permanent/Special invitees for their valuable contributions and welcomed the new Members/Permanent invitees to the Committee. The list is given at **Appendix I.**

Item No. 1: To confirm the Minutes of 143rd meeting of the Building and Works Committee held on 20.03.2025

The B&WC was apprised that no comments were received on the minutes of 143rd 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).

Action taken on the following items, discussed in the previous meetings of the B&WC, was informed to the Committee:

Item No. and Title	Decisions of the 143 rd B&WC	Present Status / Action Taken
143.3: To review the progress of various works sanctioned by the Building & Works Committee (B&WC)	<u>Work under progress with CPWD</u> Balance work has been completed by CPWD. Defects are being attended. Office space near Vikramshila Apartments is yet to be vacated by CPWD. A reminder in this regard has been issued <u>Work under progress with M/s NBCC</u> (a) <u>Nalanda Research Scholars Apartment (Phase-II)</u> Work in two wings has been completed and handed over to IIT Delhi. Handing over process of the third and final wing is ongoing. (b) <u>Construction of SATHI Building at Sonipat</u> The building has been handed over to IIT Delhi. (c) <u>Construction of compound wall of extended campus of IIT Delhi at Jhajjar.</u> Expenditure incurred by NBCC has been submitted to IIT Delhi. NBCC has reported a total amount of Rs. 8,80,779/- as expenditure incurred on pre-construction activities. Attached as Annexure A. <u>Work under progress with M/s RITES</u> Statutory approvals for Academic building have been obtained, and Demolition work is ongoing at site of Academic Block. Statutory approvals for all other projects except Academic block are awaited from MCD. Excavation work of Boys' Hostel has been started as MCD approval is expected to be received soon.	B&WC noted the status. The details are noted in the respective agenda items.

143.4: Change in layout plans of Projects assigned to RITES and its financial implications	RITES shall present the status and updates of the project.	B&WC noted the status. The details are reported in the minutes of the agenda the item no. 4.
143.6: Layout Design for Construction of Residential Apartment at R.K. Puram Campus and technical sanction	Technical sanction has been accorded. The process of tendering is ongoing. This item is further apprised under Agenda item No. 3	B&WC noted the status. The details are reported in the minutes of the agenda item no. 3.
143.7: Settlement of dispute with M/s Bose Brothers for Sonipat Campus Master Plan	The response of Bose Brothers to the notice is still awaited.	B&WC noted the status.
143.8: Status of replacement of Transformers and Rectification of Defects in 99B and 99C	The process of replacement of transformers is ongoing.	B&WC noted the status.
142.9 RFP for empanelment of Architectural Consultants for providing Comprehensive integrated Architectural & Engineering Consultant Services at IIT Delhi	The empanelment of Architectural Consultants has been completed.	B&WC noted the status.

Item no. 3: Revised Administrative Approval & Expenditure sanction (A/A&E/S) and Change in Layout Design for Construction of Residential Apartment at R. K. Puram Campus

The Committee was apprised that the construction of residential apartment at R. K. Puram campus shall be carried out using Steel-concrete composite technique, as per the recommendation of B&WC in its 143rd meeting, because of faster construction, higher life cycle, and greater salvage value. The B&WC has accorded the Administrative Approval and Expenditure Sanction (A/A&E/S), of Rs. 90.45 crore in August 2024. The Committee was also apprised that the building permit for construction has already been obtained from various statutory authorities.

The initial application for a building permit was submitted to MCD with a built-up area of 19,710 sqm. The application was rejected by DMRC, stating that the building falls into the second reserve zone of DMRC tunnels.

DMRC also sought the following details before granting the No-objection certificate: (i) the detailed design of foundation and structural drawings, (ii) the estimated net-bearing pressure

of each foundation, (iii) total building weight, and (iv) GFC drawings. After gathering all required information, the plans were resubmitted to DMRC with complete data. The application was again rejected by DMRC citing that the permissible building load within the influence zone shall not exceed 60 kN/sqm.

For the third time, the application was re-submitted with revised layout and reduced built-up area. The number of units has been reduced to a total of 149 residential units (80 units of 2BHK and 69 units of 1BHK flats) from 198 residential units (88 units of 2BHK and 110 units of 1BHK flats). The total built-up area of the proposed development was reduced to 16,580 sqm. Due to the presence of a metro tunnel within the influence zone beneath the proposed site, the structure was divided into two separate towers as shown in the drawings. Tower-1 will consist of Ground + 3 floors (G+3), while Tower-2 will comprise of 3 basements + Ground + 11 floors (3B+G+11). M/s Suresh Goel & Associates [presented the revised layout](#). The Committee was apprised that the apartment layout was already been discussed in the User Committee meeting.

It was noted that the [Technical Sanction](#) accorded based on the detailed estimates was amounting to **Rs. 98,92,74,696/-**. The Committee discussed the proposal and recommended for the revised A/A&E/S for an amount of Rs. 98,92,74,696 + Rs. 98,92,747 (1% TPQA) + Rs. 2,96,78,240 (3% Contingencies) = **Rs. 102,88,45,683/-** plus Statutory charges raised by various local bodies and architectural consultancy fee as per actual. The Committee further recommended placing the matter before the FC/BoG.

Item No. 4: Revised Administrative Approval & Expenditure sanction (A/A&E/S) and Change in Area deviation of Projects assigned to RITES

The B&WC was apprised that M/s RITES Ltd. was assigned the construction of five projects comprising one Boys Hostel, one Girls Hostel, two towers of C-type residential block, five towers of Faculty Housing block, and one Academic Block. Administrative Approval and Expenditure Sanction (A/A&E/S) amounting to Rs. 682.80 Cr was accorded in the 212th Meeting of the Board of Governors (BoG) held on 11.10.2022, following the recommendations of the 137th Meeting of the Building & Works Committee (B&WC) held on 22.02.2022.

The work awarded to RITES was based on the approved layouts by Institute, for which the A/A&E/S amounting to Rs. 682.80 crore was accorded. During the process, it was realized that heavy vegetation had grown at the site. To clear this land, permission was sought from the Forest Department. The Forest Department asked the Institute to provide land for compensatory plantation, transplantation, and afforestation. The Institute approached various land-owning government agencies such as DDA, the Haryana Government, and others to

request land for this purpose. However, these efforts were unsuccessful, and consequently, tree-cutting permission was refused by the Forest Department.

The environmental clearance authorities directed the Institute to re-work the building footprints to avoid any tree cutting. Furthermore, the Hon'ble Courts also issued directions to various authorities to modify the building footprints instead of cutting trees.

During the 143rd B&WC Meeting held on 20.03.25, M/s RITES Ltd. presented revised building footprints for all proposed buildings under Packages-I and II due to non-approval of tree-cutting permission and the Committee 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 Committee was apprised that, based on the recommendations of the 143rd B&WC, multiple meetings were held between the Institute and RITES, including a Sub-Committee meeting of the B&WC on 12.08.25, which was attended by Sh. K.N. Rai, Sh. A.K. Jain, and Prof. P. S. N. Rao. In these meetings, M/s RITES Ltd. presented the phasing plans for the Girls' and Boys' Hostels. The Sub-Committee, in principle, agreed that structural design vetting and statutory approvals from the MCD shall be obtained for the entire layout (Phase-I + Phase-II), irrespective of the portion planned for construction in Phase-I. This approach ensures that the overall development is treated as a single integrated building, thereby eliminating the need for separate statutory approvals or design modifications during Phase-II. Further, after detailed deliberations to identify the most feasible option—focusing on construction practicality and maximizing the number of rooms located close to the facilities defined in the original NIT—the Sub-Committee recommended the following:

- Girls' Hostel (Phase-I): Construction of 605 rooms, with an area deviation of 24.33% from the original NIT plan.
- Boys' Hostel (Phase-I): Construction of 1,054 rooms, with an area deviation of 17.06% from the original NIT plan.

These recommendations were subsequently forwarded to the Chairperson, B&WC, for consideration. A summary table comparing the existing NIT provisions and the Sub-Committee—recommended layout option, along with relevant minutes and RITES' presentation, was also placed before the Committee.

M/s RITES Ltd. was invited to present the case in detail. During the [presentation](#), M/s RITES Ltd. explained the phasing plan and the cost implications associated, seeking the revised A/A&E/S amounting to Rs. 785,43,92,362/-. The Committee was also informed that the revised A/A&E/S would be necessary for executing the supplementary agreement between RITES and the agencies concerned. Below are the brief details:

Description	As per NIT		As proposed	
	Area (in Sqm)	A/A&E/S (in Rs.)	Area (in Sqm)	A/A&E/S (in Rs.)
Construction of Academic block-103 by dismantling A-01, 02, 03, 09,14,15 &16 (Initially it was planned as 2B+G+6 floors, which is now revised to 2B+G+9 floors).	41281.25+ 420 (sub-station)	231,04,92,413	47356.95	258,32,46,763
Type-C Residential quarters by dismantling B-22, B-23 and C-7 blocks (Initially it was planned as two blocks each of S+6 floors, which is now revised as one block of S+12).	4896.82	22,05,03,224	4725.38	20,19,32,382
Construction of Faculty houses near JNU Gate (Initially it was planned as five blocks each of S+6 floors, which is now revised as four blocks each of S+12)	26,016.55	99,18,14,697	28243.24	120,15,97,531
Construction of Boys Hostel by dismantling IP Apartments in West campus (Initially it was planned as B+G+7, which is now revised as B+G+12 floors).	42417.8 + 420 (sub-station)	202,55,91,467	49885.74	234,97,29,621
Construction of Girls Hostel by dismantling 3 Nos. of IIIA block in east campus (Initially it was planned as B+G+7, which is now revised as B+G+12 floors).	24964.0+ 420 (sub-station)	127,96,54,200	30437.41	151,78,86,065
Total Amount		Rs. 682,80,56,001		Rs. 785,43,92,362

After deliberations, the Committee recommended that the matter be placed before the FC /BoG for approval and further asked RITES to proceed with the Supplementary agreement.

The Committee also asked M/s RITES Ltd. to examine the feasibility of undertaking the complete construction of the Boys Hostels (Total area= 62,099.21 Sqm + 420 Sqm for substation) and Girls Hostels (Total area = 34,791.53 Sqm + 420 Sqm for substation) in a single phase, instead of following a phased approach, in order to avoid future disturbances and re-mobilization issues and advised to incorporate the remaining area of Girls Hostel, which is 4354.12 Sqm and remaining area of Boys Hostel which is 12,213.47 Sqm. B&WC agreed to accord in-principle approval to take up additional area of 16,567.60 Sqm and asked RITES to prepare the financial implications for this which may be submitted in subsequent B&WC meetings for further deliberation and approval.

External B&WC members may also be invited for site visits as and when required depending upon their availability and requirement to review the progress of ongoing works and give their valuable suggestions. The B&WC members have kindly agreed on the same.

Item No. 5: Status of RITES projects

The Committee noted that the revised layouts, as presented in the 143rd Building & Works Committee (B&WC) meeting, have been refined and submitted on the MCD Portal for pre-construction building approval. The B&WC also noted the details of the various NOCs obtained till 05.12.25.

Item No. 6: Status of statutory approval of various buildings

The B&WC noted that the long-pending Occupancy Certificates and Fire Completion NOCs for the buildings: Academic Block East (99C), Academic Block West (99B), Lecture Hall Complex (LHC-99A), Udagiri & Girnar and Himadri Hostel have been received. Fire NOC for the Sahyadri Hostel has been received and the NOC from MCD is under progress. The NOC for SIT building is also under process.

The Chairperson of the B&WC appreciated the efforts of the Infrastructure Team including Dean (Infra), AD's (Infra), EE CD-I (Projects and Planning), AE (Civil) and the Institute Architect .

Item No. 7: Appointment of TPQA for Package-II RITES projects and RK Puram campus

The B&WC noted the status and asked the Institute to float the RFP as per recommendations of Committee chaired by Sh. A K Jain.

Item No.8: Status of Nalanda Research Scholars Apartment (Phase-II) by NBCC

The B&WC noted that the construction of the Nalanda Phase-II building, along with finishing works, is nearly complete. Two wings have already been handed over and the handing over of the third and final wing is currently in progress. M/s NBCC has also shared the inventory list with the Institute, which is currently under verification. The presentation from NBCC can be seen at the given link: <https://owncloud.iitd.ac.in/nextcloud/index.php/s/5aocgSGcXqzF6Y3>

Item No. 9: Reporting items: Estimates sanctioned by the Director

The B&WC noted the A/A&E/S accorded by the Director.

The B&WC also asked about the status of the comprehensive maintenance work. The Institute apprised the B&WC that the financial bids have been opened, and the work is in the process of award.

The B&WC also discussed the possibility of exploring options for constructing multi-storey buildings in the residential area, instead of renovating the houses, keeping in view the

approval obtained by the Institute from AAI for increased height, so that additional quarters can be made available through Vertical expansion.

Any other items with the permission of the Chairperson

Item No. 10: Status of CPWD Works and Vacating the Existing office near Vikramshila Apartments

The B&WC was apprised that CPWD was requested to complete all balance work and vacate the office space near Vikramshila Apartments by 31st March 2025, and hand over the premises to IIT Delhi, as per the MoU signed between IITD and CPWD during the 143rd B&WC.

At present, the balance work has been completed by CPWD, and defects are being attended. However, the office space near Vikramshila Apartments is yet to be vacated. A reminder in this regard has been issued. The Chief Engineer, CPWD, has requested the Institute for a 6-month extension to vacate the existing office on the IITD premises via letter no. 23/CE/IITD/2025/1366 dated 02.12.25.

The B&WC instructed CPWD to vacate space by 31st December 2025. Additionally, CPWD has been directed to share a list of documents currently available in this office that will be shifting and shall retain the same.

The presentation from CPWD is given at the below link:

<https://owncloud.iitd.ac.in/nextcloud/index.php/s/jjdWAS5XJ4b2RpF>

The meeting ended with thanks to the Chair.