

भारतीय प्रौद्योगिकी संस्थान दिल्ली
INDIAN INSTITUTE OF TECHNOLOGY DELHI

MINUTES OF SEPCIAL MEETING OF THE BUILDING & WORKS COMMITTEE (B&WC) HELD ON 25.05.2026 AT 10:30 A.M. IN THE SENATE ROOM OF THE INSTITUTE

PRESENT:

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

*Attended online

Prior to the Special Building & Works Committee (B&WC) meeting, the Chairperson and the members of B&WC made a site visit to inspect and review the progress of various ongoing construction projects. The key observations and comments on progress of these projects are summarized below:

- (a) **R. K. Puram Campus:** The Committee visited the proposed site for the residential apartment project at R. K. Puram. During the visit, the B&WC was apprised of the layout plan, 3D visualizations, and the construction technology proposed for the upcoming residential apartment. The Committee was also briefed on-site regarding the physical layout of the project to facilitate a better understanding of its spatial planning, design features, construction sequences, and practical implementation aspects.
- (b) **Boys Hostel Site:** The Committee was apprised that the waterproofing works for the basement in Phase-I of the Boys' Hostel project was completed except for the basement portion. The excavation work for the Phase-II extension, as approved by the Board of Governors vide Resolution No. BG/50/2025, was also commenced. After reviewing the progress at site, the Committee advised M/s RITES Ltd. / EPC Agency to expedite the basement construction and ensure its completion before the onset of the monsoon season. It was categorically stated that any delay in completing the basement works could adversely affect the overall project schedule due to disruptions caused by monsoon conditions and hence, all the efforts should be made for the timely completion of the foundation and the base works of the Boys' Hostel.

- (c) **Academic block-103 Site:** The Committee was informed that the soldier piles work was nearly its completion. The foundation work was commenced, and approximately one-third of the waterproofing work was completed. After reviewing the progress, the Committee observed that the progress of construction work was slow primarily due to inadequate deployment of manpower. Accordingly, the Committee recommended M/s RITES Ltd. /EPC agency to increase the manpower to expedite the work.
- (d) **C- type staff quarters Site:** The Committee was apprised that the reinforcement work for the foundations of the said building was completed. After reviewing the progress, the Committee observed slow progress of work due to inadequate deployment of manpower and resources. Accordingly, the Committee advised M/s RITES Ltd. /EPC agency to increase the manpower and to make adequate resources available at the site to accelerate the construction activities for a timely completion of the project.
- (e) **Girls Hostel Site:** The Committee was informed that the foundation work including the Phase-II extension was completed except for the basement. The waterproofing work for the basement was also completed, and the reinforcement work for the basement foundation was under progress. After reviewing the progress at site, the Committee advised M/s RITES Ltd. /EPC agency to expedite the basement works and ensure their completion before the onset of the monsoon season. The Committee also advised that all the efforts should be made for the timely completion of the foundation and the base works of the Girls' Hostel at the earliest.
- (f) **Faculty House Site:** The Committee was informed that the work at the Faculty House Site could not be started due to delay in getting necessary statutory approvals. The Committee also observed that the barricading work was also not completed at the sites. M/s RITES Ltd. was advised to complete the barricading work and to initiate the ground preparation as soon as possible.

At the outset, the Chairperson welcomed the members to the meeting. The following items were discussed.

Item No. 1: To consider matter regarding construction of residential building (3B+G+11) including allied services at Sector-3, R. K. Puram Delhi

The B&WC was apprised about the following:

1. The revised A/A & E/S amounting to Rs.102.89 Crore was accorded by the Board of Governors vide Resolution No. BG/49/2025. As per the recommendations of the B&WC, a Sub-Committee comprising Sh. K. N. Rai and Sh. A. K. Jain was constituted to provide expert opinion on the detailed estimate and to suggest any special conditions to be considered in the NIT.
2. The Sub-Committee reviewed the detailed estimate submitted by the architectural consultant M/s SGA, suggested minor modifications, and recommended submission of the estimate to the competent authority for Technical Sanction of Rs. 98,92,74,696/-. Accordingly, an NIT was approved by the competent authority and was published online.
3. After the pre-bid meeting, it was decided to allow bidders with similar experience (i.e., Composite Steel Structure Work) in private sector works. Accordingly, corrigendum-1 was issued on 09/01/2026, extending the last date of bid submission to 27/01/2026 to ensure maximum participation, which was subsequently auto-extended up to 03/02/2026.

4. A Committee comprising Sh. K.N. Rai, Sh. A.K. Jain, Prof. Abhijit R Abhyankar, Prof. Shashank Bishnoi, AD(Infra-2), Institute Engineer, EE(ED-I) and EE(CD-1) were constituted to scrutinize and evaluate the bids. Technical bids were opened on 04/02/2026, and two bids were received, namely M/s Globe Civil Projects Limited and M/s Parnika Commercial and Estates Pvt. Ltd.
5. The Committee observed that the completion certificate submitted by M/s Parnika Commercial and Estates Pvt. Ltd. did not meet the eligibility criteria specified in NIT Page-6, Clause 3(i), as the completion date of the similar work was 05/01/2026, whereas the work should have been completed on or before 30/11/2025. Accordingly, out of the two bidders, only M/s Globe Civil Projects Limited was found technically qualified. The committee recommended opening the financial bid of the single technically qualified bidder.
6. The case file was sent to the Internal Audit section to check whether the due process was followed or not. After getting the clearance of the Internal Audit section followed by the approval of the competent authority, the financial bid of the single eligible bidder (M/s Globe Civil Projects Limited) was opened.
7. Bid evaluation Committee, in its meeting held on 03/03/2026, recommended the award of work to M/s Globe Civil Projects Limited at a cost of Rs.98,84,83,276/- which is 0.08% below the Estimated cost put to tender (ECPT) as the quoted rate was within the justified cost of Rs.102,51,74,644/- which was 3.63% above the ECPT.
8. The case file was then sent to the Internal Audit for necessary check and scrutiny before award of work. The observations made the internal audit were replied satisfactory. Thereafter, the file was approved by the Director to award the work to M/s Globe Civil Projects Limited at a cost of Rs.98,84,83,276/-. Accordingly, Letter of Intent and Letter of Award were issued to the agency.

The B&WC was informed that, the Internal Audit section pointed out that only two bidders participated in the tendering process, out of which only one bidder qualified, indicating the lack of competition. The audit pointed out that the option of negotiation has not been explored, though only one bidder remained in the fray, and the quoted rates are at par with the estimated cost. The B&WC was apprised that the, as per Rule 173(xiv) of General Financial Rules 2017 and Clause 5.1.8(i) of CPWD Works Manual 2024, post-tender negotiations after opening of financial bids are discouraged and only allowed in exceptional cases.

The B&WC noted that sufficient time was provided to the bidders to participate in the tendering process, from the date of publication of the NIT (18.12.2025) to the last date of bid submission (03.02.2026), i.e., 48 days. Further, the Institute had relaxed the eligibility criteria by permitting bidders having similar experience in the private sector works to participate in the tender.

The B&WC opined that there was adequate competition in the tender and the quoted rates were well within the justified cost. It was concluded that a due process and provisions of the GFR and the CPWD Works Manual were followed in the selection of

the eligible bidder. The Committee was of the opinion that the process of negotiation with the L-1 bidder was not required as per the provisions of GFR and the CPWD Works Manual.

Item No. 2: To consider the matter regarding removal of encroachment from the land allotted to IIT Delhi at Sector-3, R. K. Puram, New Delhi

The B&WC was apprised that this matter was discussed in the 223rd meeting of BoG held on 20/12/2025 in which the Board noted the suggestions of the Finance Committee to explore the means of removal of encroachment, the fund requirements, and the source of funding.

The Committee was informed that Delhi Urban Shelter Improvement Board (DUSIB) vide letter dated 15/12/2025 mentioned the following:

1. DUSIB is the Nodal Agency for relocation/rehabilitation of Jhuggi Jhopri bastis in respect of the lands belonging to MCD and Delhi Government and its Department/Agencies. For JJ bastis on lands belonging to Central Government/Agencies, the land-owning agency may either carry out relocation itself as per Delhi Government policy or entrust the task to DUSIB.
2. As per the Rehabilitation Policy-2015, the land-owning agency shall pay Relocation Charges to DUSIB in advance to meet the expenses towards the construction of alternative dwelling units, the land cost which will be on 'Institutional Rate' at which DUSIB has purchased the land, and the relocation expenses. A copy of rehabilitation Policy dated 11.12.2017 is available on the DUSIB website (<https://delhishelterboard.in>).
3. The name of JJ basti Saraswati Mahiwal Camp has been in listed in 675 numbers of identified JJ bastis. This is the portion of the IIT land which is currently encroached. As per the available data, there are approximately 298 Jhuggi Households on this land parcel.
4. The provisional rate of relocation charges payable by land owning agency is Rs.8,64,100/- per dwelling unit in respect of eligible JJ dwellers. DUSIB has requested to deposit provisional amount of Rs. 23,15,78,800 in respect of 268 JJ dwellers which is 90% of the total amount to be paid. The letter received from DUSIB also mentioned that, after approval of the Competent Authority, Joint Survey of the said JJ basti would be carried out and the rehabilitation of JJ dwellers would be subject to availability of vacant flats and approval of High-Power Committee.

The B&WC noted that a Committee comprising of Director, DD(O), DD(S&P), Dean (Planning), Dean (Infra), Dean (Student Affairs), Registrar, Institute Engineer, DR(Accounts) and AR(Audit) had been constituted to discuss and recommend the procedure for removal of encroachment.

The B&WC suggested that the only feasible option for the removal of encroachment from the said land is through payment of rehabilitation/relocation charges to DUSIB. Further, the allotment condition specifically states that removal of structures from the allotted land

shall be the responsibility of the allottee, and the rehabilitation/relocation charges for such removal are required to be borne by IIT Delhi.

The B&WC recommended that the Institute may initiate the process of removal of encroachment from this land by making advance payment of Rs. 23,15,78,800 to DUSIB at the earliest.

Item No. 3: Revised Administrative Approval & Expenditure sanction (A/A&E/S) of Projects assigned to RITES

The Board of Governors of IIT Delhi, in its 223rd meeting vide Resolution No. BG/50/2025, resolved that the construction of Boys' and Girls Hostels over the leftover (or balance) area of approximately 16,600 sq.m. (Phase-II) be included in the ongoing phase of construction being executed through the agency already appointed by M/s RITES Ltd. The Building & Works Committee (B&WC) was apprised that the construction activities pertaining to Phase-II of both hostel projects had already commenced in accordance with the directions of the Board of Governors.

Accordingly, M/s RITES Ltd. was advised to submit the revised project cost considering the inclusion of the additional 16,600 Sq.m. area under Phase-II. In response, M/s RITES Ltd., vide its letter dated 13.05.2026, submitted the revised project cost estimate amounting to ₹456.58 crore for the accord of revised A/A & E/S for package-II (Boys Hostel Rs. 286.41 Cr. and Girls Hostel Rs.170.17 Cr.) and total Administrative Approval & Expenditure Sanction (A/A & E/S) shall be revised to Rs. 855.40 Cr including package-I agreement.

The proposal was placed before the Building & Works Committee. After deliberations, the Committee directed that a Sub-Committee be constituted for an in-depth evaluation of the revised project cost proposal submitted by M/s RITES Ltd. The proposal, along with the recommendations of the Sub-Committee, shall thereafter be placed before the B&WC for further consideration and recommendations.

Further, the B&WC advised that payments due to the executing agency for works already undertaken in respect of the extension part under Phase-II may be processed under the already accorded A/A & E/S amount of ₹785.50 Cr. approved by BOG vide Resolution No. BG/50/2025.

The Committee was informed that the amount of ₹97.38 crore against A/A&E/S of Rs. 785.50 Cr. has already been paid to M/s RITES Ltd. as on 31st March 2026. Further, approximately Rs. 200 Cr. is available to meet the expenditure under these projects. Accordingly, the Committee recommended that the Institute should explore various

avenues for mobilization of funds, including financing through the Higher Education Financing Agency (HEFA) and other sources.

The presentation given by M/s RITES is given at the link below:

<https://owncloud.iitd.ac.in/nextcloud/index.php/s/3n6rxL4ZD5P5p6x>

Item No. 4: Revised Consultancy Fee of M/s RITES Ltd. due to Changes in Building Footprints and Heights for Projects Assigned to RITES

It was informed the work awarded to M/s RITES Ltd. was based on the layouts approved by the Institute, having a total built-up area of 1,40,836 sq.m. Subsequent revisions in the building footprints and layouts arising from the site conditions (i.e., presence of trees) and the increased permissible building heights, the total built-up area to be executed by M/s RITES Ltd. has increased to 1,78,648 Sq.m., resulting in enhancement in the scope of work.

The Committee was apprised that, as per Clause 6(k) of the Memorandum of Agreement (MoA) with M/s RITES Ltd., the consultancy fee payable to M/s RITES Ltd. should be calculated based on the minimum of (i) the Preliminary Estimate cost, (ii) the awarded cost of work to the contractor, and (iii) the actual cost of work upon completion as per the final bill. In this regard, M/s RITES Ltd., vide its letter dated 13.05.2026, has requested a modification of the payment clause of the MoA in view of the significant change in scope arising from the revised layouts, increased plinth area, additional floors, and enhanced building heights.

The matter was placed before the Building & Works Committee for consideration and M/s RITES Ltd. were invited to present the case in detail. After detailed deliberations, the Committee recommended that a Sub-Committee may be constituted to examine and evaluate the proposal submitted by M/s RITES Ltd. The recommendations of the Sub-Committee shall then be placed before the B&WC for further consideration.

The meeting ended with thanks to the chair.

The presentation given by Executive Engineer (Projects & Planning) is given at the link below:

<https://owncloud.iitd.ac.in/nextcloud/index.php/s/oFLksKD8ePP3CQY>