



NATIONAL INSTITUTE OF TECHNOLOGY KARNATAKA, SURATHKAL
POST SRINIVASNAGAR, MANGALORE – 575 025

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Minutes of the proceedings of 11th meeting of the Building and Works Committee held on November 08, 2008 (Saturday) at 2:30 PM in the Board Room, NITK, Surathkal.

Members present:

- | | | | | |
|-----|---|------|------|---------------------------|
| 1. | Prof. Sandeep Sancheti,
Director,
NITK, Surathkal, Mangalore – 575 025 | | | Chairman. |
| 2. | Prof. G K Shivakumar,
Dean (Administration),
NITK, Surathkal. Mangalore – 575 025 | | | Member |
| 3. | Sri R Vykuntaiah,
Superintending Engineer, PW, P & IWTD,
Mangalore Circle, Mangalore – 575 001. | | | Member |
| 4. | Sri Rajaram.
Asst. Executive Engineer (Elect) i/c, Electrical Sub-Division,
PW, P & IWTD, Mangalore Circle, Mangalore - 575 001. | | | Member |
| 5. | Prof. D V R Murthy,
Dean (P&D),
NITK, Surathkal, Mangalore – 575 025 | | | Special Invitee |
| 6. | Dr. M C Narasimhan,
Professor & Head, Dept. of Civil Engineering,
NITK, Surathkal, Mangalore – 575 025. | | | Special Invitee |
| 7. | Dr. A U Ravishankar.
Faculty-in-charge, Estate and Works,
NITK, Surathkal, Mangalore – 575 025. | | | Special Invitee |
| 8. | Dr. K P Vittal,
Faculty-in-charge, Electrical Works
NITK, Surathkal, Mangalore – 575 025 | | | Special Invitee |
| 9. | Sri Laxmisha Yediyal
Resident Engineer,
NITK, Surathkal, Mangalore – 575 025. | | | Special Invitee |
| 10. | Sri Y Ram Mohan,
Asst. Registrar (Acts)/ Deputy Registrar (Acts) i/c,
NITK, Surathkal, Mangalore – 575 025 | | | Special Invitee |
| 11. | Dr. M Govinda Raj
Registrar,
NITK, Surathkal, Mangalore – 575 025 | | | Member – Secretary |

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Members absent:

1. **Sri Madan Mohan,** Member
Director (NITs'),
Dept of Secondary & Higher Education, MHRD, Govt. of India, Room No. 528 – C Wing,
Shastri Bhavan, New Delhi.
2. **Prof. K Balaveera Reddy,** Member
House No 10, 4th A Cross,
Palmgrove Estate, 2nd Block, HRBR Layout, Kalyan Nagar,
Bangalore – 560 043.
3. **Sri Ekambaram** Member
The Executive Engineer, Central PWD,
Mysore Central Division, T Narasipura Road, Siddarthnagar,
Mysore. – 570 011.
4. **Sri S Mohan** Special Invitee
Director – Finance,
Dept of Secondary & Higher Education MHRD, Govt. of India,
Shastri Bhavan, New Delhi.

The Chairman of the Building and Works Committee welcomed all the members. The Chairman reiterated the important role of Building and Works Committee in overall development of the building activities of the Campus.

A. Confirmation of the minutes of resolution passed in the previous (10th) meeting of Building and Works Committee held on July 05, 2008:

The minutes of the 10th meeting of the Building and Works Committee held on July 05, 2008 were confirmed.

B. Review of the action taken on the resolutions passed in the previous (10th) meeting of Building and Works Committee held on July 05, 2008:

The action taken on the various resolutions passed in the previous (10th) meeting of the Building and Works Committee held on July 05, 2008 were noted.

The Committee noted that action taken in respect of Resolution Nos. 6 and 7 (i.e. providing passenger lift to IT building and Main building) were not satisfactory and hence directed to take immediate action to call for tenders and fix the agency by November 20, 2008. Similarly, in respect of Resolution No. 10, i.e. plan and estimate for New Ladies Hostel building, needful action should be taken by December 15, 2008.



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- C. Subjects directly placed before the 11th meeting of the Building and Works Committee held on November 08, 2008.

11th B&W C – Item No. 1: Construction of Mega Hostel Complex in NITK, Surathkal – Progress of work as at the end of October 2008 – Reg.

The Committee noted the progress of work.

11th B&W C - Item No 2: Proposed Construction of New Mechanical Engineering Block – Approval of the recast estimate for Rs.23.03 crore - Reg.

It was informed to the Committee that the estimate for the above project was earlier approved for Rs.16.82 crore, which was based on the KPWD Schedule of Rates 2006-07. It was further informed to the Committee that though tenders were invited, contractors did not participate in the financial bid. In the meantime, there were two revisions in the Schedule of Rates (2007-08 and 2008-09). Hence it has necessitated re-casting the estimate for the current Schedule of Rates (2008-09) before going for fresh tenders. After discussions, the Committee passed the following resolution:

“The Committee resolved to approve the re-cast estimate of Rs.23.03 crore in respect of “Construction of New Mechanical Engineering Block”

11th B&W C - Item No. 3: Construction Building for Division of Basic Sciences – Approval of the recast estimate for Rs.14.65 crore – Reg.

It was informed to the Committee that the estimate for the above project was earlier approved for Rs.11.82 crore, which was based on the KPWD Schedule of Rates 2006-07. It was further informed to the Committee that though tenders were invited, contractors did not participate in the tender. In the meantime, there were two revisions in the Schedule of Rates (2007-08 and 2008-09). Hence it has necessitated re-casting the estimate for the current Schedule of Rates (2008-09) before going for fresh tenders. After discussions, the Committee passed the following resolution:

“The Committee resolved to approve the re-cast estimate of Rs.14.65 crore in respect of “Construction of building for the Division of Basic Sciences”



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11th B&W C – Item No. 4: Construction of 5th and 6th floors over Division of Electrical Engineering building for IT department – Approval of the estimate for Rs.300.00 lakh – Reg.

It was informed to the Committee that the requirement of additional building area for the Division of Electrical Engineering is reported to the Committee in the previous meeting. The Building and Works Committee has given "Go-ahead" approval for the above project. Various provisions made in the building plan and the estimate were briefed to the Committee. It was informed that the total estimate works out to Rs.300 lakh adopting the KPWD Schedule of Rates for the year 2008-09. After discussions, the following resolution was passed:

"The Committee resolved to approve the plan and estimate for Rs.300.00 lakh for the "Construction of 5th and 6th floors over Division of Electrical Engineering building for IT department".

11th B&W C – Item No. 5: Construction of 2nd floor over Campus Amenity building in front of Ladies hostel occupied by NITK Kannada Medium School – Approval of the estimate for Rs.67.00 lakh – Reg.

It was informed to the Committee that the requirement of additional building area for the Campus Amenity [i.e. for the use of NITK Kannada Medium school] is reported to the Committee in the previous meeting. The Building and Works Committee has given "Go-ahead" approval for the above project. Various provisions made in the building plan and the estimate were briefed to the Committee. It was informed that the total estimate works out to Rs.67.00 lakh adopting the KPWD Schedule of Rates for the year 2008-09. After discussions, the following resolution was passed:

"The Committee resolved to approve the plan and estimate for Rs.67.00 lakh for the "Construction of 2nd floor over Campus Amenity building in front of Ladies hostel occupied by NITK Kannada Medium School".

11th B&W C – Item No. 6: Proposed construction of a "Power House – II" and acquiring, installing of 250KVA DG set, transformer, etc. near Guest House of NITK – Approval of the estimate for Rs.97.00 lakh - Reg.

The necessity of diesel generator for electrical power backup at the western side of the Campus and a powerhouse to install the DG set was briefed to the Committee. The Committee, after discussions, passed the following resolution:

"The Committee resolved to approve the estimate for Rs.97.00 lakh in respect of the above work".



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11th B&W C – item No. 7: Procuring and installing of 500kVA, 11kV transformer for the use of Academic Blocks – Approval of the estimate for Rs.12.20 lakh - Reg.

The necessity of a 500 kVA Transformer for feeding electrical power to the Academic buildings was briefed to the Committee. The Committee, after discussions, passed the following resolution:

“The Committee resolved to approve the estimate for Rs.12.20 lakh in respect of the above work”.

11th B&W C – Item NO. 8: Replacement of steel and wooden window shutters with aluminium sliding windows of E₆ & E₇ buildings – Approval of the estimate for Rs.39.00 lakh

It was informed to the Committee that E₆ and E₇ buildings occupied by the Physics, Chemistry, Metallurgy, E&E sections were constructed about 45 years back. It was further informed that the steel windows provided during the construction have corroded due to saline weather action, which requires replacement. It was informed that the total estimate for replacing these corroded windows with aluminium windows works out to Rs.39.00 lakh adopting the KPWD Schedule of rates for the year 2008-09. After discussions, the following resolution was passed:

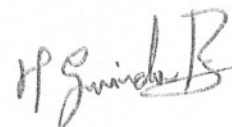
“The Committee resolved to approve the estimate for Rs.39.00 lakh in respect of the above work”.

11th B&W C – Item No. 9: Construction of New Teaching block Complex – Block No. 2 (G+2 floors) – Acceptance of the lowest tender – Reg.

“The Committee resolved to approve the lowest tender of Mr. Subhaschandra Shetty, Surathkal for Rs.3,78,37,120 (Rupees Three crore seventy eight lakh thirty seven thousand one hundred and twenty only), which is at 2.90% above the Schedule of Rates of 2008-09, in respect of the above work”.

11th B&W C – Item No. 10: Construction of additional building for Civil Engineering Department (G+2 floors) – Entrustment of work – ratification – Reg.

“The Committee resolved to approve and ratify the action taken in entrusting the above work to Mr. B R Kotian, Mangalore at Rs.1,67,18,720 (Rupees One crore sixty seven lakh eighteen thousand seven hundred and twenty only)”.



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11th B&W C – Item No. 11: Construction of two blocks of apartment for Married Scholars (G+3 floors)
– Entrustment of the work – ratification – Reg.

“The Committee resolved to approve and ratify the action taken in entrusting the above work to Mr. B A Khadar, Surathkal at Rs.2,52,44,545 (Rupees Two crore fifty two lakh forty four thousand five hundred and forty five only)”.

11th B&W C – Item No. 12: Construction of a new bungalow for the Institute Director – Proposal for
“Go-ahead” approval – Reg.

The necessity of construction of a new building for the residence of the Institute Director was briefed to the Committee. After discussions on the matter, the following resolutions were passed:

- (a) *The Committee resolved to approve the proposal to construct a new bungalow for the Institute Director; detailed plan and estimates of the proposed building are to be prepared and placed before the next meeting of the Committee for approval.*
- (b) *The Committee resolved to approve the proposal to appoint an architect and a structural design consultant for preparing the plan and design of the building.*
- (c) *The Committee resolved that the present building being used as Director’s residence be retained for the residence of Deputy Director to be appointed by the Ministry.*

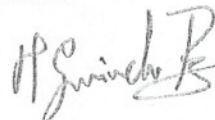
11th B&W C – Item No. 13: Construction of a Teaching Complex (Block No. 3) at western side of the
NITK campus – Proposal for “Go-ahead” approval – Reg.

The necessity of one more teaching block in view of increased intake of students was briefed to the Committee. After discussions on the matter, the following resolution was passed:

“The Committee resolved to approve the proposal to construct a new Teaching Complex (Block No. 3) at western side of the campus; detailed plan and estimates of the proposed building are to be placed before the next meeting for approval”.

11th B&W C – Item No. 14: Construction of new hostel building (300 single bedded) with kitchen and
dining block for Foreign students – proposal for “Go-ahead” approval –
Reg.

The necessity of construction of a new hostel building for the students from foreign countries was briefed to the Committee. After discussions on the matter, the following resolutions were passed:



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- (a) *The Committee resolved to approve the proposal to construct a new hostel building (300 single bedded) for Foreign students; detailed plan and estimates of the proposed building are to be prepared and placed before the next meeting of the Committee for approval.*
- (b) *The Committee resolved to approve the proposal to appoint an architect and a structural design consultant for preparing the plan and design of the building.*
- (c) *The Committee resolved that the considering the lifestyle of foreign countries, a kitchenette and a common room may be provided for every 12 – 15 rooms while designing the building plan.*

ADDITIONAL ITEMS:

11th B&W C - Item No. 15: Establishing 2 x 5 MVA, 33/11 kV electrical substation, 33 kV line and 11 kV line work at NITK campus – Approval of the estimate for Rs.407 lakh – reg.


The necessity of installing 33 kV substation and the provisions made in the estimate was explained to the Committee. After discussions, the Committee passed the following resolution:

“The Committee resolved to approve the estimate for Rs.407.00 lakh in respect of ‘Establishing 2 x 5 MVA, 33/11 kV electrical substation, 33 kV line and 11 kV line work at NITK campus’”

11th B&W C – Item No. 16: Construction of two blocks of apartments for Assistant Professors (G+2 floors)– Approval of the plan and estimate for Rs.310.00 lakh – Reg

It was informed that the requirement of additional residential accommodation for the teaching faculty is reported to the Committee in the previous meeting. The Building and Works Committee has given “Go-ahead” approval for the construction of two blocks of apartments with ground plus two floors for accommodating Assistant Professors. Various provisions made in the building plan and the estimate were briefed to the Committee. It was informed that the total estimate works out to Rs.310.00 lakh for two blocks adopting the KPWD Schedule of Rates for the year 2008-09. After discussions, the following resolution was passed:

“The Committee resolved to approve the plan and estimate for Rs.310.00 lakh for the “Construction of two blocks of apartments for Assistant Professors (G+2 floors)”.



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11th B&W C – Item No. 17: Construction of two blocks of apartments for Lecturers' (G+2 floors)– Approval of the plan and estimate for Rs.240.00 lakh – Reg

It was informed that the requirement of additional residential accommodation for the teaching faculty is reported to the Committee in the previous meeting. The Building and Works Committee has given "Go-ahead" approval for the construction of two blocks of apartments with ground plus two floors for accommodating Lecturers. Various provisions made in the building plan and the estimate were briefed to the Committee. It was informed that the total estimate works out to Rs.240.00 lakh for two blocks adopting the KPWD Schedule of Rates for the year 2008-09. After discussions, the following resolutions were passed:

- (a) ***"The Committee resolved to approve the plan and estimate for Rs.240.00 lakh for the "Construction of two blocks of apartments for Lecturers".***
- (b) ***"The Committee resolved to construct car sheds also separately"***

11th B*W C – Item No. 18: Construction of additional building (G+2 floors) at eastern side of Campus Amenity building occupied by NITK English Medium school – Approval of the plan and estimate for Rs.115.00 lakh – Reg.

It was informed that the requirement of additional building area for the Campus Amenity [i.e. for the use of NITK English Medium school] is reported to the Committee in the previous meeting. The Building and Works Committee has given "Go-ahead" approval for the above project. Various provisions made in the building plan and the estimate were briefed to the Committee. It was informed that the total estimate works out to Rs.115.00 lakh adopting the KPWD Schedule of Rates for the year 2008-09. After discussions, the following resolution was passed:

"The Committee resolved to approve the plan and estimate for Rs.115.00 lakh for the "Construction of additional building (G+2 floors) at eastern side of Campus Amenity building occupied by NITK English Medium school".

11th B&W C – Item No. 19: Construction of 2nd floor over north wing of Campus Amenity building occupied by NITK English Medium School – Approval of the estimate for Rs.35.00 lakh – Reg

It was informed that the requirement of additional building area for the Campus Amenity [i.e. for the use of NITK English Medium school] is reported to the Committee in the previous meeting. The Building and Works Committee has given "Go-ahead" approval for the above project. Various provisions made in the building plan and the estimate were briefed to the Committee. It was informed that the total estimate works out to Rs.35.00 lakh adopting the KPWD Schedule of Rates for the year 2008-09. After discussions, the following resolution was passed:

"The Committee resolved to approve the plan and estimate for Rs.35.00 lakh for the "Construction of 2nd floor over north wing of Campus Amenity building occupied by NITK English Medium School".

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11th B&W C – Item No. 20: **Electrification to additional building for Civil Engineering department (G+2 floors) – Approval of the sub-estimate for Rs.17.00 lakh – Reg.**

It was informed to the Committee that the civil portion of the above building is under progress and an agency for electrification work has to be engaged so that both the works can be carried out simultaneously. Various provisions made in the electrical sub-estimate were briefed to the Committee. The total estimate as per the actual requirement of electrical arrangement works out to Rs.17.00 lakh adopting the KPWD current Schedule of Rates 2007-08 [Electrical]. The Committee noted that the sub-estimate amount has exceeded the lumpsum provision made in the main estimate. It was informed to the Committee that the excess would be incorporated during preparation of revised estimate for the main project. After discussions, the following resolution was passed:

“The Committee resolved to approve the sub-estimate for Rs.17.00 lakh for providing electrification to additional building for Civil Engineering department (G+2 floors)

11th B&W C – Item No. 21: **Master Plan of NITK Campus – Reg.**

A “Master Plan” of NITK Campus was placed before the Building & Works Committee. After discussions on various features of the Master Plan, it was noted that the Master Plan is not prepared properly and hence the following suggestions were given:

- (i) The details including the area covered of (a) existing building (b) new buildings under construction (c) future buildings to be constructed may be shown in the Master Plan. Different type of shadings may be used for identification of existing and new constructions.
- (ii) The land area available for future development (if not identified for any specific proposal now) may be shown clearly with separate identification shading
- (iii) The buildings to be demolished may be shown clearly (with red crossings) with its area and year of construction. The details of new building to be taken up in the land area available after demolishing the existing building may also be clearly indicated.
- (iv) NITK land boundary may be shown clearly. The land available outside the boundary walls be earmarked for NITK incubated companies/ new startups or for greenery as the case may depending on the area available.
- (v) Wherever enough land area is not sufficient for building activities on account of shape/ size/ other features of the land, the same may be shown as greenery/ plantation of trees etc.
- (vi) Different building area shown in the present Map may be verified again as the area shown in respect of hostels appears to be incorrect.



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- (vii) A general guideline on number of floors to be provided in future constructions may be as follows and may be indicated in the Master Plan under a "NOTE":
 - (a) Academic buildings: Ground plus two/ three floors
 - (b) Residential buildings: Ground + two floors
 - (c) Hostel buildings – Ground plus three/ four floors.
- (viii) Land area for Centralized electrical system, recycling of waste water etc may be identified and shown in the Plan.

In view of the above suggestions, the Committee resolved as follows:

"The Committee suggested to modify the Master Plan duly considering the above suggestions"

11th B&W C – Item No. 22: Construction of a "Conventional Hall" building – 'Go-ahead' approval – Reg

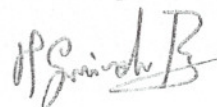
The necessity of construction of a multipurpose hall was briefed to the Committee. After deliberations, the following resolutions were passed:

- (a) ***The Committee resolved to approve the proposal to construct a Conventional hall; detailed plan and estimates of the proposed building are to be prepared and placed before the next meeting of the Committee for approval.***
- (b) ***The Committee resolved to approve the proposal to appoint an architect and a structural design consultant for preparing the plan and design of the building***

11th B&W C – Item No. 23: Construction of Sports Pavilion building between cricket and football grounds – "Go-ahead" approval – Reg.

The necessity of construction of a Sports Complex/ Pavilion was briefed to the Committee. After deliberations, the following resolutions were passed:

- (a) ***The Committee resolved to approve the proposal to construct a Sports Complex/ pavilion; detailed plan and estimates of the proposed building are to be prepared and placed before the next meeting of the Committee for approval.***
- (b) ***The Committee resolved to approve the proposal to appoint an architect and a structural design consultant for preparing the plan and design of the building.***



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11th B&W C – Item No. 24:

Proposed laying of LT underground cables separately for MESCOM power supply and DG power supply to different Departments from the panel board near Central Computer Center – “Go-ahead” approval – Reg.

The necessity of laying separate UG cable for MESCOM power supply and DG power supply was briefed to the Committee. After deliberations, the following resolution was passed:

“The Committee resolved to approve the proposal to lay separate UG cable for MESCOM power supply and DG power supply to various departments. However, the use of Air-conditioners should be minimized to the extent possible.”

11th B&W C – Item No. 25:

Proposed construction of building for Heritage cum Technology Center – Approval of the estimate for Rs.150.00 lakh – Reg.

It was informed to the Committee that the Board of Governors of the Institute during the 14th BoG meeting held on November 30, 2007 have approved the establishment of Heritage cum Technology Center in NITK (Resolution No. 8) in association with NITK Alumni Association. It was further informed to the Committee that the BoG has suggested to incorporate energy saving and environment friendly features in the building. Accordingly, plan and estimate were placed before the Committee. After deliberations on the matter, the following resolution was passed:

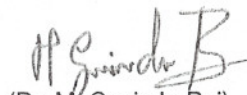
“The Committee resolved to approve the construction of Heritage cum Technology Center at an estimated cost of Rs.150.00 lakh”.

ANY OTHER MATTER:

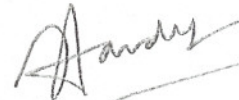
It was informed to the Committee that the assistance of Government architects (KPWD/ CPWD) are preferred for the preparation of building plans required for the proposed new projects. After discussion on the matter, the Committee resolved as follows:

“The Committee resolved to look into the possibility of enrolling Government architects”

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.