



**National Institute of Technology  
Rourkela**

***MINUTES***

**49<sup>th</sup> Meeting of  
Building & Works Committee**

**DATE : 27<sup>th</sup> December, 2023 (Wednesday)**  
**TIME : 05:30 P.M.**  
**VENUE : Board Room, NIT, Rourkela**





राष्ट्रीय प्रौद्योगिकी संस्थान, राउरकेला  
National Institute of Technology, Rourkela

49<sup>th</sup> Building & Works Committee, National Institute of Technology, Rourkela, held on  
27.12.2023 (Wednesday) at 05:30 PM in the Board Room & Google Meet (online) of the Institute

**Members Present**

1. **Prof. K. Umamaheshwar Rao**  
Director & Chairman, BWC  
NIT, Rourkela
2. **Ms Veena Dunga** [Through online mode]  
Deputy Secretary (NITs),  
Technical Section - III (NITs Desk),  
Department of Higher Education,  
Ministry of Education (Shiksha Mantralaya),  
Government of India,  
Room No.435, C - Wing,  
Shastri Bhawan, New Delhi – 110115
3. **Shri Anil Kumar** [Through online mode]  
Director, Finance  
Ministry of Education (Shiksha Mantralaya), Government of India,  
Department of Secondary & Higher Education,  
Shastri Bhawan, New Delhi – 110001
4. **Shri Dillip Kumar Sahoo**  
GM, Projects (Civil)  
SAIL, RSP, Rourkela
5. **Shri Sanjay Kumar Pradhan**  
GM, Tower Engg (Elect)  
SAIL, RSP, Rourkela
6. **Prof. Pradip Sarkar**  
Professor, Civil Engineering & Dean (PD)  
NIT, Rourkela
7. **Prof. Rohan Dhiman**  
Registrar & Member Secretary, BWC,  
NIT, Rourkela

**Invitees Present**

8. **Prof. S. Karmakar, EE**  
Associate Dean PD (MEP), NIT Rourkela
9. **Mr. Bimalendu Mohanty**  
HOD (EM), Superintending Engineer, NIT Rourkela

**Special Invitee Present**

- 10. Mr. Mohammad Thophic** [Through online mode]  
Managing Director & CEO  
Higher Education Financing Agency  
1st Floor, Stock Exchange Towers  
1st Cross, J C Road  
BENGALURU – 560 027

**Members & Invitees Absent**

- 11. Shri B. K. Pati**  
Executive Engineer  
PWD, Uditnagar, Rourkela
- 12. Prof. Ashok Kumar Turuk**  
Professor, Computer Science and Engineering & Member,  
BOG, NIT, Rourkela
- 13. Prof. R. N. Behera, CE**  
PIC(Civil Works), NIT, Rourkela
- 14. Prof. S. Anbarasu, ME**  
PIC(HVAC), NIT Rourkela
- 15. Mr. Joydip Mondal**  
Senior Executive Engineer, Estate, NIT Rourkela
- 16. Mr. Rajesh Kumar Sahoo**  
Executive Engineer (E), Estate, NIT Rourkela



राष्ट्रीय प्रौद्योगिकी संस्थान राउरकेला  
National Institute of Technology Rourkela

Minutes of the 49<sup>th</sup> Meeting of Building & Works Committee, National Institute of Technology Rourkela, held on 27-12-2023 at 05.30 P.M. in the Board Room of the Institute.

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A) GENERAL AND PROCEDURAL MATTERS

**BWC: 49(2023)-01: Welcome to the members by the Chairman of the BWC.**

*The Director and Chairman BWC welcomed all the members to the meeting.*

**BWC: 49(2023)-02: Confirmation of the minutes of the 48<sup>th</sup> meeting of the BWC held on 13.10.2023.**

The minutes of the 48<sup>th</sup> meeting were sent to the members, and no comments were received from members.

*[Annexure - A1, Page No. 5 - 10]*

*BWC confirmed the minutes of the 48th BWC meeting.*

**BWC: 49(2023)-03: To report on the action taken on the decisions made in the 48<sup>th</sup> BWC held on 13.10.2023 and to discuss matters arising out of the minutes.**

The report on the action taken on the decisions made in the 48<sup>th</sup> Meeting of the BWC held on 13.10.2023 is presented for BWC's consideration.

*[Annexure-A2, Page No. 11]*

*BWC noted the information.*

B) REVIEW OF ONGOING PROJECTS

**BWC: 49(2023)-04: Review of ongoing Civil Projects.**

A report on the progress of ongoing Civil Projects is enclosed for the committee's perusal.

*[Annexure-A3, Page No. 12 - 14]*

*BWC noted the information. BWC did not notice any major delay in the current progress of civil works.*

**BWC: 49(2023)-05: Review of ongoing Electrical Projects.**

A report on the progress of ongoing Electrical Projects is enclosed for the committee's perusal.

*[Annexure-A4, Page No. 15]*

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**BWC noted the information. BWC did not notice any major delay in the current progress of electrical works.**

**C) APPROVAL FOR PROJECTS: (PART- 'A')**

**BWC: 49(2023)-06: Construction of non-teaching staff quarters – 36 numbers Type – III Qtrs. (S+6) and 36 numbers Type – II Qtrs. (S+6).**

Over the years, there has been a significant increase in non-teaching staff. There is an acute shortage of staff quarters for non-teaching staff, and they are already facing many hardships. The problem will be more severe in the coming years when their demand for more quarters will increase further. The proposed construction plan entails two blocks, collectively comprising 72 flats. Specifically, one block is designated for 36 Type II flats, while the other will accommodate 36 Type III flats. To facilitate this development, a preliminary estimate of ₹35.49 Crores has been prepared by CPWD Rourkela.

Estimated cost – ₹35.49 Crores  
Source of the fund – Corpus

**[Annexure – A5, Page No.16 - 28]**

**BWC recommended this proposal to FC for approval.**

**D) APPROVAL OF BOQ AND ESTIMATE FOR TENDERING NEW PROJECT [PART 'B']:**

**BWC: 49(2023)-07: Revision in Estimates for HEFA Funded Projects.**

In response to our request, CPWD submitted Rough Cost Estimates (RCEs) totaling ₹165.81 crores in May 2022 for the construction of a 1000-seated boys hostel, 500-seated girls hostel, 72-unit faculty residence, and a 1.5 MLD sewage treatment plant. Subsequently, the 44th BWC and the 62nd FC recommended these estimates for HEFA funding. The approval for the HEFA loan was granted on July 28, 2023. Following the signing of the MoU with the HEFA on September 27, 2023, the Institute officially sanctioned the projects to CPWD on October 31, 2023.

Upon receiving the sanction from the Institute, CPWD prepared preliminary architectural drawings and estimates, resulting in a revised estimate of ₹210.57 crores. The increase of ₹44.76 crores can be attributed to several factors, including a time lag of 1.5 years, an increase in GST rates, a 2.69% rise in the plinth area, and other associated costs. To grant A/A and E/S for these HEFA-funded projects, it is proposed that the BWC consider covering this additional cost from HEFA.

Sl. No.	Name of the Projects	Initial Estimate (₹ in Cr.)	Revised Estimate (₹ in Cr.)	Additional Cost (₹ in Cr.)
1	1000 seated Boy's Hostel	77.53	100.42	22.89
2	500 seated Girl's Hostel	38.87	43.67	4.80
3	1.5 MLD STP	13.21	13.64	0.43
4	Faculty Residence (72 flats)	36.20	52.84	16.64
-	Total	165.81	210.57	44.76

Estimated cost – ₹ 44.76 Crores  
Source of the fund – HEFA

**[Annexure-A6, Page No. 29 - 79]**

**BWC recommended this proposal, in principle, to the FC for approval. BWC advised that the Institute submit an application seeking possible directions from the Secretary, Ministry of Education (MoE), for availing a HEFA loan to cover the additional cost of ₹44.76 Crores. It is further advised that the application includes a detailed breakdown of the increased cost, highlighting factors such as the rise in the Plinth Area Rates of CPWD, the increase in GST rates, and the increase of the plinth area.**

**BWC: 49(2023)-08: Revision in Estimates for 500 seated EWS Girls' Hostel.**

The revised estimate for constructing the 500-seated EWS Girls' Hostel has increased by ₹8.67 Crores, similar to the reasons explained in item number BWC: 49(2023)-07. It is proposed that the BWC allows the Institute to approve the additional expenditure to CPWD without the immediate availability of funds. Additionally, it is proposed that the BWC consider covering this extra cost from a suitable source if the need for funds arises later.

Name of the Projects	Initial Estimate (₹ in Cr.)	Revised Estimate (₹ in Cr.)	Additional Cost (₹ in Cr.)
500 seated Girl's Hostel	35.00	43.67	8.67

**[Annexure-A7, Page No. 80 - 91]**

**BWC recommended this proposal to FC for approval.**

**BWC: 49(2023)-09: Revision in Estimates for 500 seated MCL Girls' Hostel.**

The estimated cost for constructing the 500-seated MCL Girls' Hostel has experienced an increase of ₹9.08 Crores, primarily attributed to alterations in the plinth area. According to the terms and conditions, the MCL funding is contingent on the lower of the approved value (₹42.69 Crores) and the work order value. To address this adjustment, it is proposed that the BWC allows the Institute to authorize additional expenditure to CPWD without the immediate availability of funds. The Institute will approach MCL for the necessary financial support if there is a later fund requirement.

Name of the Projects	Initial Estimate (₹ in Cr.)	Revised Estimate (₹ in Cr.)	Additional Cost (₹ in Cr.)
500 seated Girl's Hostel	42.69	51.77	9.08

**[Annexure-A8, Page No. 92 - 103]**

**BWC recommended this proposal to FC for approval.**

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**BWC: 49(2023)-10: Revision in Estimates for Kendriya Vidyalaya.**

The estimated cost for the proposed Kendriya Vidyalaya has been revised to meet the specifications mandated by Kendriya Vidyalaya Sangathan and the funding agency, M/s Coal India Limited. The complete amount for the revised estimate, totaling ₹50.01 crores, will be provided by M/s Coal India Limited.

Name of the Projects	Initial Estimate (₹ in Cr.)	Revised Estimate (₹ in Cr.)	Additional Cost (₹ in Cr.)
Kendriya Vidyalaya	38.74	50.01	11.27

**[Annexure-A9, Page No. 104 - 131]**


**BWC recommended this proposal to FC for approval.**

**E) APPROVAL OF TENDER FOR AWARD OF WORK [PART 'C']: NIL**

**F) DEVIATION, EXTRA ITEMS FOR VARIOUS WORKS & POINTS FOR INFORMATION OF BWC [PART-'D']: NIL**

  
28/12/2023

**(Prof. Rohan Dhiman)**  
**Registrar & Member Secretary**  
**Building & Works Committee**

  
28.12.23

**(Prof. K. Umamaheshwar Rao)**  
**Director & Chairman**  
**Building & Works Committee**