

भवन एवं निर्माण कार्य समिति
की तिरपनवीं बैठक का कार्यवृत्त

**MINUTES OF THE 53rd MEETING OF THE
BUILDING & WORKS COMMITTEE**

08 अक्टूबर 2025
08th OCTOBER 2025



भारतीय प्रौद्योगिकी संस्थान रूड़की
रूड़की – 247667 (भारत)

**INDIAN INSTITUTE OF TECHNOLOGY ROORKEE
ROORKEE-247 667 (INDIA)**

भारतीय प्रौद्योगिकी संस्थान रूड़की
INDIAN INSTITUTE OF TECHNOLOGY ROORKEE
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भवन एवं निर्माण कार्य समिति की 53वीं बैठक का कार्यवृत्त

MINUTES OF THE 53rd MEETING OF
THE BUILDING & WORKS COMMITTEE

DAY & DATE: WEDNESDAY, THE 08th OCTOBER 2025

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Minutes of the 53rd Building & Works Committee meeting held on 08.10.2025 at 11:00 A.M. in the Board Room of the Institute.

The following were present:

- | | |
|---|-------------------|
| 1. Prof. K.K. Pant, Director | - Chairman |
| 2. Prof. U.P. Singh, Deputy Director | - Member |
| 3. Er. Anil Kumar Jain, Ex-Special DG (CPWD) | - Member |
| 4. Sri S.N. Rai, Retd. ADG (Civil) | - Member |
| 5. Prof. Inderdeep Singh, Dean Infrastructure | - Member |
| 6. Prof. Umesh Kumar Sharma, Civil Engineering Deptt. | - Member |
| 7. Prof. Barjeev Tyagi, Electrical Engineering Deptt. | - Member |
| 8. Prof. P.S. Chani, Arch. & Planning Deptt. | - Member |
| 9. Lt. Col. Deepak Kumar Thakur, Institute Engineer | - Member |
| 10. Prof. Deepak Khare, Dean (Finance & Planning) | - Special Invitee |
| 11. Shri Prashant Garg, Registrar | - Secretary |

The Associate Deans – Infrastructure: (Civil)/(Electrical & AC)/(Projects), Institute Architect, and Executive Engineer (Civil) were also present as invitees in the meeting.

The Deputy Director initiated the meeting and welcomed the members into the 53rd Meeting of the Building & Works Committee.

The agenda was then taken up.

Item No. 53.1: To confirm the minutes of the 52nd Building & Works Committee meeting held on 06.03.2025.

No comments were received and the B&WC confirmed the minutes of 52nd meeting as circulated.


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Item No. 53.2: To receive a report on the actions taken to implement the decision of the 52nd meeting of the Building & Works Committee held on 06.03.2025 along with status cum-pending actions on the earlier decisions of B&WC.

The B&WC noted the status-cum-progress of work, and deliberated on items at length. The queries raised on the floor were duly responded. Further after considering the facts and status of projects, advised the following for efficient execution & completion of work:

- (i) A D.O. letter be written to CPWD to avoid frequent transfers/changes in deployment of their EEs/SE/CE at least during the project duration, barring certain limitations, like in case of promotions.
- (ii) The time-line with respect to each step associated with respective project be mentioned to monitor the real time progress, and to ensure check and balance.
- (iii) The financial bids should be opened immediately after the technical evaluation is done.
- (iv) The tender for Reorganization, Augmentation and Renovation work in the Physics Department be initiated within three months as from now.
- (v) The passive components of the internet infrastructure must be the part of the tendered work to be executed by CPWD/PMC. It should only be the active components which can be installed by Institute Computer Centre, following the due tendering process.

Item No. 53.3: To report the status of the ongoing major infrastructure projects/construction works at IIT Roorkee.

The B&WC noted the presentation on the status of each work, and advised the following:

- i. **Construction of the New Administrative Building at IIT Roorkee campus.** B&WC members raised a serious concern on the delay in the execution of the project work. Further, it was observed that the 'Design' could not be completed even after 6 months of this year. B&WC desired that NIT now be released to complete the tendering process by March 2026.

The B&WC re-iterated to mention invariably the clear timelines.

- ii. **New Building for Mehta Family School of Data Science and Artificial Intelligence (MFSDS&AI):** Noted, 28.05.2026, as a revised proposed date of completion of this project. Suggestions made were noted by all concerned officials of IWD to ensure the completion of the project by the planned date.
- iii. **Construction of Western Academic Block (WAB):** Noted, the status of the building. The B&WC suggested that the passive & active components installed by the Institute Computer Centre (ICC) should be audited by the third-party. That audit be comprehensive covering the financial, technical, & performance aspects. The BWC emphasized on better coordination and time management to reduce the projected time for completion of the construction work of the building. After noting the progress from the representative (Technical Officer-III) from ICC, the BWC desired that the ICC should float the tender within two days and award the work by November 15, 2025. Further advised that the LAN work in MFSDS&AI also be initiated simultaneously.
- iv. **Construction of 1400-seater Students' Hostel Vigyan Kunj (572-seater, Phase-I):** Noted that the Phase-I work was completed and the project has been handed over.
- v. **Construction of new building for Chemistry Department:** The Chairperson expressed his displeasure over continuous delay in completion of this building & its handing over. An observation was made that the Gas Distribution System and installation of fume hoods or fixing the false-ceiling are independent activities. Suggested to explore and take all necessary steps to ensure to hand over the building after completion of false-ceiling & fire-fighting work at the earliest, but in no case beyond 31.12.2025. It was reiterated, that choice of furniture & the individual requirements are the major reasons for delay of project and therefore, these should not be entertained.


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Item No. 53.4: To report the status, and consider the proposal for revision in the scope of work w.r.t. the work of Renovation, Face-lifting, and Façade Lighting of the James Thomason Building.

The B&WC considered the status and expressed its concern on delay of work. It was advised that the tenders for the repair and restoration work be finalized immediately with clear time-lines.

Item No.53.5: To consider the proposal of additional funds required for the Mehta Family School of Data Science and Artificial Intelligence (MFSDS&AI).

The B&WC considered the proposal and noted that the initial AA&ES was sanctioned for an amount of Rs.34.50 crores. Further, after addressing the initial challenge, the work was awarded to M/s Ghaziabad Mechfab by NBCC (INDIA) on 09.04.2025 at a cost of Rs.32,43,23,742/-, with projected date of completion 28.05.2026.

Considered all aspects, it was suggested that provision for contingency cost and projected likely deviation should not be the base for additional demand of funds. The B&WC recommended that the project be completed within the cost of Rs.34.50 Cr + NBCC charges @6% + statutory charges, if any, approved by the board.

Item No. 53.6: To discuss the item in detail, along with the comments invited & received from the members on the circulated revised proposal along with the preliminary estimated cost for the construction of a Research and Development Park at Niti Nagar, IIT Roorkee.

The B&WC noted the status, and suggested to appoint an Architectural Consultant. Further, noting the advice of the board for architectural drawings for G+9 level of R&D Park, recommended exploring its feasibility within the permissible limit of 30 meters height of a building, with the architectural consultant. In this regard, provisions in case of higher height, mentioned in the "भवन निर्माण एवं विकास उपविधि, उत्तराखण्ड" should be referred.


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Item No. 53.7: To consider the proposal for cost escalation of Western Academic Block.

The B&WC considered the proposal and observed that the initial area of the Western Academic Block was revised from 14,284 sq.m. to 22,218 sq.m. to accommodate the additional space requirements for various new centres/departments. This led to substantial variation in both Civil and E/M components, and subsequently resulting in the cost variation.

Further, on taken a note of CPWD projected cost fluctuations, which is likely to be of Rs.124 Cr. submitted by the CPWD which appears to be higher side and need to be evaluated. However, cost escalation if any due to the statutory levies, otherwise not included earlier in the estimated cost, shall be allowed to process for sanction of additional cost.

Further, B&WC recommended to the Finance Committee and Board that the actual figure which will be based on the evaluation only be considered for the approval of payment on the actual detailed bills.

Item No. 53.8: To consider a proposal for the replacement / upgradation of Audio-Video System, including Acoustic Treatment work at Gargi Block of Institute Lecture Hall and Conference Complex.

The B&WC considered the proposal and observed that the Audio-Video (AV) system installed in classrooms in Gargi Block are now about 15 years old.

The B&WC suggested that a committee be constituted to decide/review the technical specifications for the AV system.

Item No. 53.9: To consider the proposal of the Arbitration Fees amounting to Rs. 27.00 lakh (Approximate) to CPWD for the work of Academic Block for Mathematics and Humanities & Social Sciences, including internal EI, HVAC, firefighting, electrical substation, DG Set, lift installations, etc., at IIT Roorkee.

The B&WC considered the proposal and noted that the work of Academic block for Mathematics and Humanities & Social Sciences was completed in March 2022 with an amount of Rs. 70,80,97,761.00, which was cleared by the Institute. After laps of more than three

years, the sudden communication from CPWD, informing about some arbitration on the disputed claim related to the project amounting Rs. 22.98 Cr. + Interest thereupon, is prima-facie not found in order. B&WC suggested that details of claims submitted by the contractor & details of the Sole arbitrator/arbitrators appointment conditions be obtained. It was also observed that in 2019 the maximum ceiling of fee structure for arbitrator, appointed by CPWD was otherwise Rs.5.00 lakhs only, which was revised in June 2024 with the cap of maximum Rs.30.00 lakhs.

The B&WC also advised that all proceedings of the arbitration process be asked for examination before taking a decision on the claim of Arbitration fees.

Item No. 53.10: To consider a proposal to encash the Joint FDR between IIT and NBCC (India) Ltd of Rs. 3.30 Cr. (currently Rs. 4,08,69,982.00 with accrued interest) against the decree awarded for the Construction of Multi-activity Centre at IIT Roorkee.

The B&WC considered the proposal and noted the three cases on disputed claim raised by the contractors engaged by NBCC during construction of Multi-activity centre at IIT Roorkee. It was observed that the item was presented on the basis of NBCC letter dated 19.08.2025, which needs to be diligently examined by the IWD. The B&WC suggested that all details of the three cases be obtained from the NBCC and diligently examined. However, to comply the decree awarded by the Hon'ble High Court in favor of M/s Rama Construction Company vide judgement dated 28.04.2025, the B&WC recommended & accepted the proposal for encashment of the joint FDR (IIT Roorkee and NBCC). From the encashed amount Rs.1,33,57,878.00 be transferred to NBCC India Limited for depositing in the Hon'ble High Court, New Delhi.

The meeting ended with a vote of thanks to the Chair.



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