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Indian Institute of Technology Jammu  
**Building & Works Committee**

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**Minutes of  
20<sup>th</sup> Meeting**

12 June 2023 (Monday)  
11:00 hours  
Conference Room,  
IIT Jammu



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# Indian Institute of Technology Jammu

## Building & Works Committee

### Minutes of 20<sup>th</sup> Meeting

12 June 2023 (Monday), 11:00 hours  
Conference Room, Director Office

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Following are the decisions taken by the Committee:-

<i>Ser</i>	<i>Item</i>
<b>20.1</b>	<b>Welcome by Chairman</b>
	The Chairman welcomed all the members and Special Invitees to the 20 <sup>th</sup> meeting of Building and Works Committee.
<b>20.1.1</b>	<b>Confirmation of the Minutes of the 19<sup>th</sup> Meeting of the Building &amp; Works Committee of IIT Jammu held on 30 July 2022 in Conference Room, Directorate, IIT Jammu</b>
	The committee confirmed the minutes of 19 <sup>th</sup> Meeting of the Building and Works Committee held on 22 Jan 2023, as circulated.
<b>20.1.2</b>	<b>Action Taken Report</b>
	The Committee noted the Action Taken Report (ATR) on various decisions taken in the 19 <sup>th</sup> Meeting of the Building and Works Committee held on 22 Jan 2023.
<b>20.2</b>	<b>Discussion Items</b>
<b>20.2.1</b>	<b>Status of Progress of Construction of Main Campus of IIT Jammu Stage 1C, Phase A.</b>
	<i>The Committee was apprised about the Status of Stage 1C Phase A Development of the Permanent Campus of IIT Jammu. The details are as under:</i>
	(1) The chairman informed all members of B&WC that IIT Jammu has given confirmation to Ministry of Education that the project Stage 1C, Phase A is likely to be inaugurated by Hon'ble Prime Minister around 31 Dec 23. Chairman requested all concerned to work collectively so that the target date of inauguration of 31 Dec 23 is achieved.
	(2) <i>The Advisor (Projects) cum IE, IIT Jammu gave a Presentation towards the Stage 1C Phase A Development of Permanent Campus based on the inputs/data given by CPM, CPWD.</i>

*Copy of same is presented in **Appendix AP 20.2.1-A** at **pages 16 to 169**.*

- (2) The committee observed that the augmentation of manpower on the project has been grossly inadequate resulting in huge gap between targeted progress and achieved progress during past several months. The deployment of manpower of various trades is **much lower than committed and expected**. Several times in last Nineteen months increase in manpower was promised but never achieved commensurate with work fronts available (**from September 2021 while promised to DG CPWD**). This is resulting in delay accumulation and huge slack even in the catch up plan.
- (3) During meeting with DG CPWD on 26 Oct 22 the issue of deployment of adequate manpower commensurate with work fronts available was discussed in detail. After detailed discussions about the progress of various buildings, DG, CPWD enjoined CPM, CPWD to work out the requirement are achieved without any further delays. He also highlighted to maintain the highest level quality of execution for this prestigious project. Though promises were made to argument the manpower but it has not changed the ground reality of the project.
- (4) During the review meeting with Ministry of Education on 30 Dec 22 in which DG CPWD was also present the issue of delay in progress due to inadequate manpower was highlighted with the direction that CPWD/ PMC will take necessary action to ask EPC Contractor to augment the deployment of manpower at site.
- (5) During the meeting of Group of officers (GoO) held under the chairmanship of (Secretary Coordination), Cabinet Secretariat on 06 Mar 23 CPWD/ PMC was directed to address the issue of shortage of manpower deployed at site by the EPC Contractor expeditiously so as to complete the project on existing timeline of 31 Dec 23. This has been recorded and communicated to the CPM for necessary action.
- (6) The progress review meeting chaired by Shri. Dharmendra Pradhan Hon'ble Minister of Education was held on 19 May 23 in which DG CPWD was also present. The Hon'ble minister directed all concerned should work collectively to ensure that the project is completed by Nov 23 for inauguration by the Hon'ble Prime Minister.
- (7) The status of Manpower committed v/s to be deployed by EPC Contractor is as follows:

Ser	PMG/B&WC	Committed (NoS)	Deployed (NoS)	Date
1	18 Oct 2021	800	564	25 Oct 21
2	16 Nov 21 & 26 Nov 21	800	562	30 Nov 21
3	07 Dec 21	1200	940	31 Dec 21
4	16 <sup>th</sup> B&WC 22 Dec 21	1200-1500	306-940	Jan 22
5	01 Feb 22	1200	888-969	15 Feb 22
6	22 Feb 22	1200	1060	07/11 March 22
7	09 March 22	1100	917-1063	April 22
8	RICPL Letter no 471 dt 30 April 22	1558	1010	31 May 22
9	RICPL Letter no 471 dt 07 June 22	1314	1131	15 June 22
10	RICPL Letter no 471 dt 07 June 22	1538	1100	30 June 22
11	25 June 22	1400-1500	1122	15 July 22
12	27 July 22	1482	954	20 Aug 22
13	23 Aug 22	1227	1102	30/31 Aug 22
14	23 Aug 22	1329	1224	15 Sep 22
15	23 Aug 22	1426	1290	30 Sep 22
16	28 Sep 22	1468	1371	15 Oct 22
17	28 Sep 22	1582	1338	30 Oct 22
18	29 Oct 22	1623	1558	10 Nov 22
19	29 Oct 22	1828	1562	30 Nov 22

20	08 Dec 22	1640	1526	15 Dec 22
21	08 Dec 22	1838	1575	31 Dec 22
22	03 Jan 23	1735	1565	15 Jan 23
23	03 Jan 23	1913	1521	31 Jan 23
24	09 Feb 23	1828	1632	28 Feb 23
25	10 Mar 23	1374	1424	10 Mar 23
26	10 Mar 23	1721	1600	30 Mar 23
27	10 Mar 23	1834	1517	15 Apr 23
28	10 Apr 23	2000	1466	30 Apr 23
29	10 May 23	1870	1901	15 May 23
30	10 May 23	2020	1464	31 May 23

- (8) CPM confirmed that the manpower for core activities will increase to 2500 on immediate basis. Extended working hours shall also be provided to catch up the progress. The details shall be shared about the compliance. CPM shall ensure a follow up in the matter.
- (9) The committee took a **very serious view of non-fulfilment of commitment made by the EPC contractor** towards the deployment of adequate manpower commensurate with works front available which has resulted in huge gap between the schedule progress as on date and the actual progress achieved.
- (10) Committee observed that progress achieved during last Nineteen months is much below the targeted progress even if we go by the revised date of completion of 31 Dec 2023 due to grossly inadequate deployment of manpower commensurate with work fronts available. The slippage in progress is mainly on account of EPC Contractor and there is no justification in slippages.

(11) The detailed status of various bldgs/services is as follows:

(12) Physical Progress of overall Project:

Scheduled progress of the project	= 80 % (Revision-1)
Actual Progress	= 54 %
Prog required/week	= 1.64 % (Revision-1)
Prog achieved/week	= 0.44 %

(13) a) Boys Hostel:

Date of Start	= 10 May 21
NIT Date of Completion	= 16 July 22
Date of Completion incl all internal services.	= 31 Mar 23 (Revision-1)
Date of completion with all external services	= 30 Jun 23 (Revision-2)
Physical Progress	= 80.0 %
Required progress /week	= 5 % (Revision-2)
Actual Progress/week	= 0.83 %

b) Dining Hall:

Date of Start	= 14 Oct 21
NIT Date of Completion	= 16 July 22

	<p>Date of Completion incl all internal services. = 31 Mar 23 (Revision-1)</p> <p>Date of completion with all external services = 30 Jun 23 (Revision-2)</p> <p>Physical Progress = 78.0 %</p> <p>Required progress /week = 5.5 % (Revision 2)</p> <p>Actual Progress/week = 0.83 %</p>
c)	<p>Engineering Block:</p> <p>Date of Start = 19 Jun 21</p> <p>NIT Date of Completion = 16 Apr 23</p> <p>Date of Completion = <u>31 Aug 23</u> (Revision-1) 30 Sep 23 (Revision -2)</p> <p>Physical Progress = 60 %</p> <p>Required progress /week = 2.50 % (Revision-2)</p> <p>Actual Progress/week = 0.62 %</p>
d)	<p>Lecture Theatre Building:</p> <p>Date of Start = 22 Sep 21</p> <p>NIT Date Of Completion = 16 Oct 22</p> <p>Date of Completion = <u>31 July 23</u> (Revision-1) 30 Sep 23 (Revision-2)</p> <p>Physical Progress = 51 %</p> <p>Required progress /week = 3.06 % (Revision-2)</p> <p>Actual Progress/week = 0.63 %</p>
e)	<p>Workshop Building:</p> <p>Date of Start = 03 Jan 22</p> <p>NIT Date of Completion = 16 Oct 22</p> <p>Date of Completion = <u>30 June 23</u> (Revision-1) 31 Oct 23 (Revision-2)</p> <p>Physical Progress = 44 %</p> <p>Required progress /week = 3.5 % (Revision-2)</p> <p>Actual Progress/week = 0.73 %</p>
f)	<p>Sports Complex:</p> <p>Date of Start = 30 Nov 21</p> <p>NIT Date of Completion = 16 Apr 23</p> <p>Date of Completion = <u>30 June 23</u>(Revision-1) 30 Nov 23(Revision-2)</p> <p>Physical Progress = 03 %</p> <p>Required progress per /week = 4.04 %</p> <p>Actual Progress/week = 0.07 %</p>

g)	Type III Quarters (2 Towers), 56 DU's:		
	Date of Start		
	A block	=	03 Aug 21
	B block	=	10 May 22
	NIT Date of Completion	=	16 Jan 23
	Date of Completion		
	A block	=	31 Dec 23 (Revision-1)
	B block	=	<u>31 Aug 23</u> (Revision-1)
			30 Sep 23 (Revision-2)
	Physical Progress		
	A & B Block	=	42 %
	Reqd progress /week		
	A & B block	=	2.42 % (Revision-2)
	Actual Progress/week		
	A & B block	=	0.88 % (Revision-2)
h)	Type V Quarters(4 Towers), 86 DU's:		
	Date of Start		
	C block	=	<u>10 Oct 21</u>
	D block	=	10 May 22
	A & B block	=	<u>23 Apr 22</u>
			28 May 22
	NIT Date of Completion	=	20 Mar 23
	Date of Completion		
	C block	=	<u>31 Dec 23</u> (Revision-1)
	D block	=	31 Aug 23(Revision-2)
	A & B block	=	31 Dec 23 (Revision-1)
	Physical Progress		
	Block A,B,C & D	=	27 %
	Required progress /week		
	Block A,B,C & D	=	3.04 %
	Actual Progress/week		
	Block A,B,C & D	=	0.48 %
i)	Utility/Ext. services buildings:		
	Date of Start		
		=	28 Sep 21
	NIT Date of Completion	=	16 July 22
	Date of Completion	=	<u>30 June 23</u> (Revision-1)
			30 Sep 23 (Revision-2)
	Physical Progress		
		=	35 %

	<p>Req. Progress /week = 4.06 %(Revision-2) Actual Progress/week = 0.49 %</p>
j)	<p>Ext. water supply:</p> <p>Date of Start = 08 Dec 21 NIT Date of Completion = 16 Apr 23 Date of Completion = 31 Dec 23 (Revision-1) Physical Progress = 32 % Req. Progress /week = 2.22 % Actual Progress/week = 0.46 %</p>
k)	<p>lifts:</p> <p>Date of installation = 22 Apr 23 Date of commissioning = 10 Dec 23</p> <p>All the 36 lifts have been received at site and work of installation of Four lifts in Hostel and Dining hall is in progress.</p>
k)	<p>Irrigation system:</p> <p>Date of Start = <u>01 Sep 22</u> <u>01 Dec 22</u> (Revision-1) <u>01 Feb 23</u> (Revision-2) <u>05 Apr 23</u> (Revision -3) 15 May 23 (Revision-4)</p> <p>NIT Date of Completion = 16 Apr 23 Date of Completion = 10 Dec 23 (Revision-1)</p>
l)	<p>Fire Fighting:</p> <p>Date of Start = 15 Oct 22 Date of completion = 31 Dec 23</p> <p>The laying of firefighting lines is in progress.</p>
m)	<p>DWTS:</p> <p>i. The work of STP 4 (Hostel &amp; dining) &amp; STP 5 (Residential Area) is in progress.</p> <p>ii. The work of STP 3 (Engineering, lecture &amp; Workshop) &amp; STP 6 (Sports complex) has not yet commenced.</p>
n)	<p>Roads:</p> <p>Date of Start = 06 Feb 21 NIT Date of Completion = 16 Apr 23 Date of Completion = 31 Dec 23 (Revision-1) Physical Progress = 50 % Req. Progress /week = 2.08 % Actual Progress/week = 0.48 %</p>
o)	<p>Storm water drains:</p> <p>Date of Start = 20 Dec 21 NIT Date of Completion = 16 Apr 23</p>

	Date of Completion	= 31 Dec 23 (Revision-1)
a)	Building drainage.	- Work not yet commenced
b)	Area drainage.	- Work not yet commenced
c)	Road drainage.	- Physical Progress is 34 %
p)	Water Body & Check Dams:	
	i. Date of Start	= 20 March 22
	NIT Date of Completion	= 16 Apr 23
	Date of Completion	= <u>31 Dec 22</u> (Revision-1)
		<u>23 Jan 23</u> (Revision-2)
		<u>30 Apr 23</u> (Revision-3)
		<u>30 May 23</u> (Revision-4)
		<u>20 Jun 23</u> (Revision-5)
	Physical Progress	= 32.0 %
	Req. Progress /week	= 2.22 %
	Actual Progress/week	= 0.46 %
q)	Slope stabilization & RCC Retaining walls	
	Date of Start	= <u>15 Jul 21</u> (Revision-1)
		01 Oct 21 (Revision-2)
	NIT Date of Completion	= 16 Apr 23
	Date of Completion	= 31 Dec 23 (Revision-1)
	Physical Progress	= 75 %
	Req. Progress /week	= 0.82 %
	Actual Progress/week	= 0.95 %
a)	Retaining walls	- Physical progress is 77%
b)	Toe walls	- Physical progress is 47%
c)	Hydroseeding	- Physical progress is 5%
r)	Ext. Development and Landscaping	
	Date of Start	= 01 Jun 22
	NIT Date of Completion	= 16 Apr 23
	Date of Completion	= 30 Dec 23 (Revised)
s)	Bridge/ Pile foundation and culverts( 25 Nos )	
	Date of Start	= 18 Oct 21
	NIT Date of Completion	= 16 Apr 23
	Date of Completion	= <u>31 Mar 23</u> (Revision-1)
		<u>30 Apr 23</u> (Revision-2)
		<u>30 Jun 23</u> (Revision-3)
		31 Jul 23 (Revision-4)
	Physical Progress	= 42 %
	Req. Progress /week	= 7.25 %
	Actual Progress/week	= 0.55 %



t)	Service trenches
Date of Start	= 28 Oct 21
NIT Date of Completion	= 16 Apr 23
Date of Completion	
Civil Works	= <u>25 Sep 23</u> (Revision-1) 31 Dec 23 (Revision-2)
MEP Works	= <u>25 Sep 23</u> (Revision-1) 31 Dec 23 (Revision-2)
Physical Progress	= 47 %
Req. Progress /week	= 2.20 %
Actual Progress/week	= 0.62 %
(14)	Committee observed that the DBR/ Conceptual plan of drainage, and irrigation System scheme has not been finalized till date. PMC was directed to ensure that schemes are finalized and orders placed for various components of water supply and irrigation System.
(15)	PMC has submitted revised time schedule of procurement / commissioning / installation of E&M Services i.e. Water Supply, Elec supply including standby DG sets, HVAC, Lifts, Firefighting, Irrigation, Sewage Disposal Scheme and MEP services for ESS 3, ESS 3A, ESS 4 and VCB.
(16)	Committee directed PMC to ensure that all above works and services are completed within the timelines given and dates committed should not be changed without any genuine grounds and without permission from the Competent Authority of IIT Jammu.
(17)	Committee also observed that the progress of superstructure of bridge is way behind the schedule. PMC was directed to complete the work of bridge within the revised timeline. If the bridge is not completed within schedule time it will have connectivity issues of carrying services to hostel & dining hall.
(18)	Committee also observed that EPC contractor is lagging in work of service trenches, roads and drains. This slippages in progress are mainly on account of grossly inadequate labour deployed by EPC Contractor and there is no justification of slippages.
(19)	The Concrete poured till 19 May 23 is 86,640 CM against total of 1,20,667 CM which is about 72 % in 31 months out of 38 months of contract period. PMC was directed to ensure that the pace of concreting is picked up so as to meet the various timelines.
(20)	The Progress on ICT system comprising of Access control, Audio/visual, CCTV, IBMS & SCADA, PA System, Fire Alarm and Data Networking System is lagging. PMC was directed to ensure that orders are placed timely for delivery/installation and commissioning of these systems.
(21)	The Committee noted the overall status of Stage 1C Phase A Construction of Main campus of IIT Jammu and was very unhappy with the present state of slippage of the progress of the various components of project. The Committee was having apprehension that PMC may not meet even the revised timelines for completion of work due to grossly inadequate deployment of skilled and unskilled manpower by EPC Contractor on various work fronts available at site.
(22)	The Committee also directed PMC that unless all out efforts with adequate resources and two shift working is adhered to, it may not be possible to achieve the revised completion targets of various buildings and services.
(23)	CPM to take necessary action on the matter and submit action taken for achieving the targets in the next B&WC meeting.



Reporting Items	
<b>20.3.1</b>	<p><b>Civil works:</b></p> <p>Details of following works are intimated for noting:-</p> <ul style="list-style-type: none"> <li>(a) Shifting of parking area on road MCW 04A and termination of road MCW 04 near Type III A block.</li> <li>(b) Renewal of lease agreement of M/s Ramacivil India Construction Private Limited with NHAI for 29 kanal land in village Jagti, Jammu for executing the work of IIT Jammu Stage 1C Phase A at Jagti, Jammu</li> <li>(c) Construction of road to site office with exceptional Gradient for 80 M stretch.</li> <li>(d) Construction of road to pump room near tube well with exceptional gradient.</li> <li>(e) Administrative Approval and Expenditure sanction of Rs 85,61,920/- for procurement, installation and commissioning of two electric overhead Travelling (EOT) gantry cranes in civil and mechanical workshop of capacity 15 MT each in workshop building.</li> <li>(f) De-scoping of Classroom Desks and chairs form existing EPC Contract Agreement of Construction of Permanent Campus of IIT Jammu Stage 1C Phase A.</li> <li>(g) Administrative Approval and Expenditure Sanction for Repair of Damaged Boundary wall RCC panels and chain link fencing around the IIT Jagti Campus Jammu.</li> <li>(h) Additional amount of Rs 50 Lacs towards the existing tender of Annual contract for Miscellaneous, Minor and Alteration civil works at IIT Jagti and Paloura campus awarded to M/s Choudhary Construction Company.</li> <li>(i) Administrative Approval and Expenditure Sanction towards the work of Annual Contract for Maintenance/Repair, Miscellaneous, Minor, Small and Alteration Civil Works at IIT Jammu Jagti and Paloura Campus for an amount of Rs. 1,80,00,000/-</li> <li>(j) Payment of Rs 10.68 Lacs towards fee of Arbitrators for Arbitration of various packages of Phase 1A development of Permanent Campus of IIT Jammu.</li> <li>(k) Saving in cutting &amp; disposal of earth due to changes made in cut slopes for right of way roads MCW 02, MCW 04A &amp; MCW 06 from that catered in EPC Contract Agreement.</li> <li>(l) Status of proposed acquisition of additional 200 acres of land for expansion of IIT Jammu <b>Appendix AP 20.3.1 at Page 194 to Page 205.</b></li> <li>(m) Status of transfer of JDA land leased to KCS Paloura to Indian Institute of Technology Jammu along with the buildings and other Assets <b>Appendix AP 20.3.1 at Page 194 to Page 205.</b></li> <li>(n) Status of Mutations of Acquired/Transferred Lands to IIT Jammu <b>Appendix AP 20.3.1 at Page 194 to Page 205.</b></li> <li>(o) Status of Arbitration Cases, Seven Nos pertaining to the works of Phase A Stage 1A <b>Appendix AP 20.3.1 at Page 194 to Page 205.</b></li> </ul> <p>The Building &amp; Works committee was apprised about all the above works. The committee noted/ratified and approve the same.</p>
<b>20.3.2</b>	<p><b>Electrical works:</b></p> <ul style="list-style-type: none"> <li>(a) Administrative Approval and Expenditure Sanction for Electrical works for addition &amp; alteration and minor works at IIT Jammu Jagti and Paloura Campus amounting to Rs 61.10 Lacs.</li> </ul>

	<p>(b) Supply, Installation, testing and commissioning of the system for resources Monitoring, Analysis and Control at IIT Jammu awarded to M/s Data Sailors Private Limited for Rs 1,53,86,073/-</p> <p>The Building &amp; Works committee was apprised about all the above works. The committee noted/ratified and approve the same.</p>
<b>20.3.3</b>	<p><b>Release of funds to Executing Agencies:-</b></p> <p>Disbursement &amp; Acknowledgment of funds amounting Rs 100.54 Crores from Jan 2023 to May 2023 month to CPWD/ PMC towards Construction of Main campus of IIT Jammu Stage 1C Phase A.</p> <p>The Building &amp; works committee was apprised about the disbursement of funds. The committee noted and ratified the disbursements of funds.</p>
<b>20.4</b>	<b>Any other item with the prior permission of the Chairman.</b>

The meeting ended with thanks to Chair and all members of the Building & Works Committee.

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