

NATIONAL INSTITUTE OF TECHNOLOGY SILCHAR
MINUTES OF THE 58TH MEETING OF BUILDING & WORKS COMMITTEE
HELD ON 18.07.2019

The 58th Building & Works Committee meeting was held on 18.07.2019 at 11.00 AM in the Conference Hall, Old Administrative Building, NIT Silchar. The meeting was chaired by Prof. Sivaji Bandyopadhyay, Chairman, B&WC and attended by the following members:

1. Prof. Sivaji Bandyopadhyay, Director & Chairman, B&WC, NIT Silchar
2. Prof. A. I. Laskar, Dean (P&D), NIT Silchar - Member
3. Prof. Parthajit Roy, HOD Civil Engineering Dept, NIT Silchar – Board Nominee
4. Prof. A. K. Barbhuiya, Registrar & Member Secretary, B&WC, NIT Silchar.

The following members were absent:

1. Sri. Madan Mohan, ADG, Dept. of Higher Education, MHRD, GOI, Shastri Bhawan, New Delhi-110001.
2. Sri Anil Kumar, Director (IFD), Dept. of Higher Education, MHRD, C-Wing, Shastri Bhawan, New Delhi-110 011.
3. The Superintendent Engineer, PWD, Silchar Building Division.
4. The Executive Engineer (Electrical) Office of the Chief Engineer, PWD (Building) Assam.

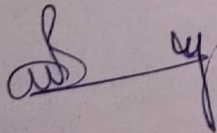
At the outset of the meeting the Chairman welcomed the members of the Committee after that the following agenda items were taken up.

BWC-58/19/01: To consider the report of the PMU and report submitted by the committee constituted as per decision of the 65th BOG.

The Building & works Committee has gone through the report submitted by the PMU based on the observation of Secretary Higher Education, MHRD and also the report submitted by the Committee constituted by 65th BOG. The following observations were made:

1. CONSTRUCTION OF SPORTS STADIUM AND (2500 SEATER) CONVENTION HALL (AUDITORIUM):

PMU observation and recommendation	Status report, Observation & recommendations of the Committee constituted by the 65 th BOG as per instruction from MHRD	Institution Observation/view												
<p>The Sports Complex, planned with a tentative cost of Rs. 10 Crore increased to Rs. 29.25 Cr. When detailed estimate was prepared. The work was to be completed at the tendered cost of Rs. 40.14 Crores.</p> <p>The Auditorium (Convention Hall) was initially planned at a cost of Rs. 16.33 Crore. A/A & E/S of Auditorium was however, not granted by the competent authority.</p> <p>The Financial Status of Sports Complex and Auditorium is reproduced as under:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;">SPORTS</td> <td style="width: 25%; text-align: center;">AUDITORIUM</td> <td style="width: 25%; text-align: center;">TOTAL (Rs)</td> </tr> </table>		SPORTS	AUDITORIUM	TOTAL (Rs)	<p>The status reports on the infrastructure with reference to various approvals are given in Table-1.</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <caption style="text-align: center;">Table- 1</caption> <thead> <tr> <th style="text-align: center;">Item</th> <th style="text-align: center;">Facts about BWC/FC/BOG: considerations/decision/approval</th> <th style="text-align: center;">Decision of BWC/FC/BOG</th> </tr> </thead> <tbody> <tr> <td rowspan="2" style="text-align: center;">Engagement of Architect and open tendering for construction of Sports</td> <td style="text-align: center;">Item No.: BWC-24/10/4 and BWC-24/10/5 dated 10/10/2010.</td> <td style="text-align: center;">Confirmed</td> </tr> <tr> <td style="text-align: center;">BOG-25/10/4 dated 10/10/2010</td> <td style="text-align: center;">Noted action of BWC</td> </tr> </tbody> </table>	Item	Facts about BWC/FC/BOG: considerations/decision/approval	Decision of BWC/FC/BOG	Engagement of Architect and open tendering for construction of Sports	Item No.: BWC-24/10/4 and BWC-24/10/5 dated 10/10/2010.	Confirmed	BOG-25/10/4 dated 10/10/2010	Noted action of BWC	<p>Administrative approval of sports complex at a cost of Rs.42.00Cr. was accorded by the BoG in the 27th meeting held on 15th June 2011.</p> <p>The contract for execution of Stadium Works was awarded to M/s NCC limited on EPC mode by the Institute for the total amount of Rs.40,13,76,647.00.</p>
	SPORTS	AUDITORIUM	TOTAL (Rs)											
Item	Facts about BWC/FC/BOG: considerations/decision/approval	Decision of BWC/FC/BOG												
Engagement of Architect and open tendering for construction of Sports	Item No.: BWC-24/10/4 and BWC-24/10/5 dated 10/10/2010.	Confirmed												
	BOG-25/10/4 dated 10/10/2010	Noted action of BWC												



	COMPLEX (Rs)	M (Rs)	
Value of work executed up to date	352,561,092	132,804,835	485,365,927
Sanction sought for additional items	128,411,719	128,990,209	257,401,928
Total	480,972,811	261,795,044	742,767,855

The contract for execution of Stadium Work was awarded to M/s NCC Limited on EPC mode by Director NIT Silchar for the total amount of Rs. 40,13,76,647 /-.

Administrative approval of Sports complex at a cost of Rs. 42 Cr. was accorded by the BOG in the 27th meeting held on 15th June 2011

A concept plan for construction of 1200 capacity Auditorium within the sports complex by using a common wall was submitted by M/s NCC and was placed before the committee for approval.

The 29th BWC examined the concept plan of proposed institute Auditorium of 1200 capacity within the scope of on-going construction of the sports complex and accorded approval to the same.

Revised estimate for sports complex and 1200 capacity Auditorium (area 6871 sqm) amounting to Rs. 59.69 Crore was placed before the BWC for approval. The breakup is as under:-

S. No	SUB HEAD	AMOUNT (Rs.)
1	Sports Complex (w/o Swimming Pool)	315,398,039.00
2	Auditorium with 1200 Capacity with Central AC and acoustic	224,475,614.00
3	Provision of furniture, stage decoration, audio visual system etc	57,022,500.00
	TOTAL	596,896,153.00

The BWC did not agree to revise the cost of construction as placed before it. However, the committee opined that the construction of the sports complex with Auditorium Buildings be completed within

Complex		
Tendering of Sports complex	26 th BWC dated 21-05-2011, Item No. (BWC-26/11/3)	Recommended L-1 (NCC Ltd.) for quoted price of Rs. 40,74,88,981.45/- including ancillary works with 1.5% discount (Actual amount- Rs. 40,13,76,647/-)
Auditorium of 1200 capacity within scope of ongoing sports complex	BWC-29/12/9 dated 09-01-2012	Confirmed
	BOG-30/12/05 dated 06-02/2012	Noted decision of BWC
	BWC-33/12/9 dated 09-12/2012 Sports complex- Rs. 31,53,98,039/-; Auditorium 1200 capacity Rs. 22,44,75,614/- Furniture etc. Rs. 5,70,22,500/- (Total Rs. 59,68,96,153/-)	Did not agree of revised cost. However, committee opined that construction of sports complex with auditorium be completed within awarded cost and permissible limit
	FC-23/12/11 dated 10-12-2012	Agreed BWC recommendation
	BOG-34/12/04	Noted and approved
Consideration of deviation of extra cost for ongoing five projects	BWC-34/13/17 dated 11/02/2013 (Extra items and substitute items for sports complex and auditorium amounting to Rs. 8,93,32,234/-)	Recommended

Institute Auditorium was initially planned at a cost of Rs. 16.33 Cr. A concept plan for construction of 1200 capacity Auditorium within the sports complex by using a common wall was submitted by M/s NCC and was placed before the committee for approval. The 29th B&WC examined the concept plan of the proposed Auditorium of 1200 capacity within the scope of ongoing construction of the sports complex and accorded approval to the same. Revised estimate for sports complex and 1200 capacity Auditorium amounting to Rs.59.69 Cr. was placed before the B&WC for approval, but the Committee did not agree to revise the cost of construction. However, the committee opined that the construction of the sports complex with Auditorium be completed within the awarded cost and its permissible limits. The entire work of Sports complex and Auditorium has been executed by M/s NCC Limited with date of completion on 30.09.2014 and executed cost of Rs. 48.44 Cr. It may be mentioned here that approval for additional amount of Rs.8.9 Cr. was accorded by the 34th B&WC, 24th FC and 35thBoG against substitute and extra items. Some balance work of Auditorium Building was completed on 18.05.2015 by M/s SudeepNath

the awarded cost and its permissible limits.

The entire work of Sports Stadium and Auditorium has been executed by M/s NCC Limited with date of completion reported as 30.09.2014 and executed cost of Rs. 48.44 Crore. Some balance work of Auditorium Building was completed on 18.05.2015 by M/s SudeepNath for an executed value of Rs. 1.11 Crore.

Recommendations: The table below shows the original approved areas and the final plinth areas based on which the construction is nearly complete. The auditorium

S. No	Description	Original Area (SQM)	Present Area(SQM)
1	Sports Complex(Indoor)	5,603.00	5803
2	Auditorium	3,100.00	5077

During the site inspection of the Stadium and Auditorium along with Director, Dean and Registrar, it was observed that the buildings are not 100% fit for occupation and are being used on Temporary / Adhoc basis.

The following have not been executed till date:-

1. Sports Stadium
 - External/ Internal Electrification work
 - Water Supply and sanitary
 - Drain apron indoor portion cricket and football ground
 - Fine levelling and grass laying on football and cricket ground
 - Road work and main entrance gate, balance work of VIP gallery
 - Swimming pool (dropped). Floor portion left incomplete.
 - Fire Fighting work
2. Auditorium
 - Civil Work including flooring, false ceiling & drain apron
 - Air conditioning
 - Sound system and acoustic work
 - External decorative work
 - Stage lighting, curtain, floor carpeting
 - Water supply and Sanitary
 - Sitting arrangement
 - Misc. Civil Work
 - External and Internal Electrical work

	FC-24/13/3 dated 29-03-2013	Recommended
	BOG-35/13/04 dated 29/03/2013	Approved
Reporting of ongoing sports complex work within deviation cost of work	BWC-38/14/3 dated 23-04-2014 Awarded cost- Rs. 40.13 crores Additional approved cost- Rs. 8.93 crores (Total- 49.06 crores)	Noted
Estimate of balance work	BWC-38/14/08 dated 23-04-2014 Balance work- Sport complex- Rs. 7,23,70,361/- Auditorium- Rs. 12,89,90,209/-	Recommended
	FC-28/14/09 (ii), dated 17-05-2014	Committee constituted for examining the proposal
	FC-29/14/04 dated 01/11/2014	Report of committee placed
	BOG-44/14/11 dated 01/11/2014	Limited approval for sports complex granted as per BOG-44/14/11 (ii) and auditorium work should be stopped and whereas basis.
Appointment of consultant for balance work of auditorium	FC-30/14/04 (c) dated 12-12-2014	M/s Mukesh associates was appointed as consultant free of cost
Balance work of sports complex	FC-30/14/04(d) dated 12-12-2014	Work to be examined by BWC
Balance work of Auditorium	FC-30/14/04(e) dated 12-12-2014	Work to be examined by BWC

for an executed value of Rs.1.11 Cr. which was approved by the 31st FC and 45thBoG.

Both the sports complex and Auditorium are in use at present, but for full utilization of the sports complex and Auditorium the following additional works are to be carried out:

- i. Levelling and providing drainage of the cricket and football fields
- ii. Main entrance gates for both the fields
- iii. Athletic track field
- iv. External and internal electrification works
- v. Sitting arrangement for Auditorium
- vi. Sound system and acoustics
- vii. Fire fighting in the Auditorium

In view of arranging the inter NIT Sports events on Badminton and Table Tennis; tender have already been invited for supplying, fitting and fixing of 3 numbers badminton Court and 3 numbers Table Tennis court in Sport complex.

As suggested by PMU as well as Committee constituted by 65th BOG, initiative will be taken for proper utilization of sport complex and auditorium after approval from competent authority.

• Fire Fighting

It is seen that the Sports Complex Indoor portion is put to daily use by a Gymnasium, for playing volleyball and some indoor activities like Badminton. Apart from this NIT has reported about 18 to 19 sporting and other events in which the Sports Complex both indoor and outdoor grounds are used. Only a couple of events appear to be held at the auditorium. The major bottleneck to better and more intense use are the incomplete works. The indoor complex was meant to be air-conditioned in absence of which the inside is very stuffy. At least a proper ventilation arrangement has to be introduced to make the indoor portion fit for better use. The fine levelling and grass laying on football and cricket ground is the priority requirement. Only after this work is done, the grounds can be put to regular use and also to hold tournaments and then only the permanent spectator stands are likely to be utilized.

As regards the auditorium, institute authorities will have to think innovatively for its optimum use and only when the same is planned, will it be prudent to spend more money to complete the remaining items which will be essentially required for its use as a regular auditorium

However, it is a matter of definite concern that the sports complex and auditorium are not fully functional and safe although expenditure of around Rs.50 Crore has already been incurred towards execution of these works.

It is therefore imperative that reputed consultant should be engaged to finalize the details and methodology for execution of the balance work to ensure that both the stadium and auditorium can be used by the Institute to the optimum extent

General reports of the visit of PMU to NIT Silchar which inter alia contains details of some additional buildings is also enclosed. This report also contains some particulars on the Architects engaged as well as Enquiry Committees appointed to examine the work of Sports Complex and Auditorium.

Balance work of Auditorium	FC-31/15/05 (D) dated 20-01-2015	Recommended for BOG approval
	BOG-45/14/08(j,k,l) Architect- M/s Mukesh Associates Sports complex- Rs. 91,20,915/- Auditorium- Rs. 1,09,96,367/-	Approved

In addition to above, PMU observations about sports complex (indoor) and auditorium is quoted as follows (Table-):

Table-2

S. No	Description	Original area (sqm)	Present area (sqm)
1.	Sports Complex (indoor)	5603.00	5803
2.	Auditorium	3100.00	5077

It has been observed by PMU that initial planned cost of auditorium amounting Rs. 16.33 Crores was not approved by the competent authority.

Observations and recommendations:

The actual utilisation of complex and auditorium is submitted by the Institute.

Observations during site visit:

- The total approved cost for construction of Sports Complex and Auditorium comes out to be Rs. 52.904 Crores. The expenditure incurred by the Institute as on 31-03-2017, as stated by the Institute is Rs. 50.23 Crores which is within the approved cost of the works.
- Justification for the excess constructed area, as reported by PMU (Table-2) is produced by the institute.
- Full utilisation of two stadiums, namely, Cricket and football fields, need proper levelling and drainage system. Also, entrance gates to both the stadiums are to be re-planned as per their functional utility. In addition to above, proper flood lights need to be arranged as per the requirements.
- In Sports complex (indoor), both the halls need to be planned to meet the requirements of different games of students such as Badminton court, table tennis etc.
- The proper exhaust arrangements are to be provided to meet the requirement of ventilation inside both the halls
- Separate toilet blocks for ladies are to be created in existing common place rather than creating toilets at several places in each different blocks.
- Acoustic treatments are to be carried out in the auditorium for its functional

usage. In addition to this, sports complex (indoor), similar treatment may be carried out as per the requirements.
(h) In the rear of the Auditorium stage, the utility of existing rooms be planned to make their effective usage.
For meeting above requirements, justification provided by the institute for their effective utilization is annexed with this report is satisfactory. However, the committee feels that suitable technical expert(s) should be engaged to carry out the above specified work, if any.

Observation of the B&WC: Initially the construction of Sports Complex (Indoor & Outdoor) and 1200 capacity Auditorium Building was calculated based on concept plan only.

The calculated area of individual project was as under:

1. Sports complex : 57790.08 Sqm (Indoor: 9846.67 Sqm & Outdoor : 47943.41 Sqm)
2. 1200 capacity Auditorium : 3100.00 Sqm

The concept plan and detailed estimate for Rs. 29,25,85,098.00 of the sports complex was approved by 23rd B&WC dt. 13.05.2010 & recommended by 24th BOG dt. 17.06.2010.

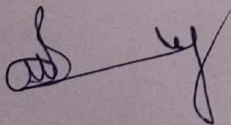
The area of the Auditorium building (3100.00 Sqm) was approved by the 23rd B&WC dt. 13.05.2010 at an DPAR value of Rs. 16,33,00,000.00 & noted by the 24th BOG dt. 17.06.2010.

26th B&WC dt. 21.05.2011 accepted the lowest tender and approved the award of work of Sports Complex at an amount of Rs. 40,13,76,647.00 to M/S NCC Ltd & subsequently same was placed to the 27th BOG dt. 15.06.2011 for administrative approval showing component wise area of the projects as given below:

- a. Indoor area including Gym block – 9846.67 Sqm,
- b. Cricket stadium – 27,119.39 Sqm,
- c. Football stadium cum Running Track – 17,624.02 Sqm &
- d. Road – 3200.00 Sqm

The board has accorded the administrative approval of the proposed construction of the Sports Complex and ancillary works for Rs. 42,00,00,000.00. In the 29th B&WC meeting vide agenda item no. BWC-29/12/02, commencement of the Sports complex work was reported.

Amalgamation of Sports complex (Indoor) & Auditorium building was placed to the 29th B&WC meeting with total area of 9419.14 Sqm (Sports Complex: 5317.84 Sqm + Auditorium Building: 4101.30 Sqm). The committee after examination of proposal & concept plan approved the same. The 30th BOG has also noted the decision of the 29th B&WC.



Subsequently, on the basis of amalgamation of projects, a revised estimate for Rs. 59,68,96,153.00 was prepared incorporating provisions like Air conditioning, Audio Visual system, Furniture etc. and was placed before the 33rd B&WC meeting. The committee after examination did not agree with the revised cost. However the committee opined that the project to be completed within the sanctioned cost and permissible limit. The 23rd FC & 34th BOG also approved decision of the 33rd B&WC.

During execution of work few extra & substitute items amounting to Rs. 8,93,32,239.00 was essentially required & same was prepared and placed before the 34th B&WC meeting. The committee after examination recommended the same to Finance Committee. The Finance Committee in its 24th meeting recommended the same to BOG. The BOG in its 35th meeting approved the same.

The Institute restricted the work of Sports Complex & Auditorium Building at an approved cost of Rs. 49.06 Cr. (Rs. 40,13,76,647.00 + Rs. 8,93,32,239.00). It was placed at 38th B&WC for noting. The committee in the said meeting noted the same.

Later on the Chairman B&WC constituted a committee comprising of outside (IIT Guwahati & CPWD) & internal member (NIT Silchar) to verify the financial involvement and physical progress of the building. The constituted committee examined and checked the completed work with record of measurement like, RCC work, brick work, MS iron roof structure, roofing work etc involving major financial record of measurement for which payments have been made.

BOG in its 45th meeting approved estimate for balance work of Sports Complex and Auditorium as follows:

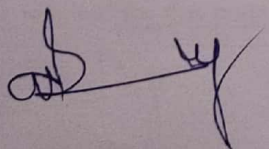
Sports complex- Rs. 91,20,915/- and Auditorium- Rs. 1,09,96,367/-

The total approved cost for construction of Sports Complex and Auditorium comes out to be Rs. 52.904 Crores. The expenditure incurred by the Institute as on 31-03-2017 is Rs. 50.23 Crores which is within the approved cost of the works.

Finally the construction was done as per the approval of the 29th B&WC & 30th BOG and as per the approved drawings. However, the constructed floor area of the auditorium as reported by the Institute was found to be 5077 sq.m. The increase floor area is due the creation of basement below the gallery of auditorium without changing the plinth area.

Recommendation: BW&C recommended that the execution of the project is within the requirement of the Institute considering the future strength of student. The committee also opined that following balance work of Sports Complex and Auditorium as recommended by the Committee constituted by 65th BOG may be executed for proper utilization of the structure:

- (a) Entrance gate, proper levelling, flood lighting and drainage system of Cricket and football field.
- (b) Proper planning of Sports complex (indoor), to meet the requirements of different games of students such as Badminton court, table tennis etc.
- (c) Providing proper exhaust arrangements to meet the requirement of ventilation inside both the halls.
- (d) Separate toilet blocks for ladies.



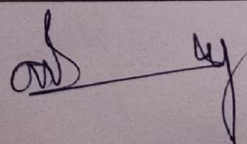
(e) Acoustic treatments are to be carried out in the auditorium for its functional usage. In addition to this, sports complex (indoor), similar treatment may be carried out as per the requirements.

(f) In the rear of the Auditorium stage, the utility of existing rooms be planned to make their effective usage.

(g) Suitable technical experts to be engaged to carry out the above specified works.

2. NEW LIBRARY BUILDING

PMU observation and recommendation	Status report, Observation & recommendations of the Committee constituted by the 65 th BOG as per instruction from MHRD	Institution Observation/view
<p>Observations: The old library building constructed in 1977 has a carpet area of 10197 sft (950 sqm) which became inadequate and a new building of 5000 sqm was proposed in 2011 and approved by BwC on 22.10.2011. However, in 2012 a revised proposal for 7500 sqm library building was prepared which received approval from the BwC, FC and BoG. The construction work was awarded in a single contract along with 1000 capacity Boys Hostel No.9 to M/s NCC Ltd. The construction of library building has been completed and the process of shifting of library books has started as observed by the PMU. The construction works have been undertaken by NIT Silchar directly without involvement of PMC. NIT has reported that this new library building has a total area of 9594 sqm. It is not understood as to how the constructed area exceeded the sanctioned area by more than 25% which appears unauthorized.</p> <p>NIT officials explained that it was decided at the time of planning to build a world class innovative and flexible library system to enhance campus learning & support research and provide Community Outreach Service, which can act as a model reference centre for the entire North Eastern region. In line with this objective the Institute has prepared a detailed plan of utilization of the available space in the four floors and forwarded the proposal to PMU which is attached for ready reference as <i>Annexure A</i>.</p> <p>Recommendations:</p> <p>I. The ground floor has been proposed primarily as a general purpose area with librarian room and library office. It also includes an area for Community Outreach Service through which the library will reach out to underprivileged student of nearby tea gardens and will be given knowledge on basic computer and literature. Though the concept is laudable, no separate space should be required for this purpose as the</p>	<p>The BOG of the Institute had approved the revised area for construction of library building as 7500 sqm. The PMU has reported the constructed area of 9594 sqm. However, Institute made the observation on PMU report and intimated that library building was constructed on total area of 7988 sqm.</p> <p>Status report: The committee visited the newly constructed library. The ground floor, first floor and second floor are in use as per their revised plan. The third floor is being used partially and kept bound volumes, and they are in process of stacking 8000 reference books and Masters and Ph.D. theses awarded by the Institute. The justification of Institute for construction of additional 488.00 sqm is enclosed at <i>Annexure-IX</i>. The revised current/future plans for full utilization of the library is enclosed at <i>Annexure-X</i>.</p> <p>Observations: The present pace of development in making the library operational seems to be justified. However, the committee feels that sufficient reading space for the students to be earmarked on respective floors for efficient and smooth usage of library space. Also, three halls located in various floors to be put in use for training/instruction/workshop, digital library and language labs as per their proposed plan.</p>	<p>The actual built-up area of the New Library Building is approximately 7988 sqm but not 9594 sqm.</p> <p>All the space in the new library building, except some space at 2nd and 3rd floor level, are fully occupied and are in use as per the plan attached as <i>Annexure-1</i>. Presently, Institute has no language lab. The surplus space in 2nd floor shall be utilized in setting up the language lab.</p> <p>Proposed utilization plan of surplus space at 3rd floor level are as follows:</p> <p>Digital library shall be set up at surplus space of library building at 3rd floor. In addition, seminar rehearsal section, quiet study space, research scholar section, peer tutor section, faculty/student & alumni corner, media commons section, community outreach section, Old Edition book section etc. shall be set up in the 3rd floor.</p> <p>For barrier free access, lift will be</p>



PMU observation and recommendation	Status report, Observation & recommendations of the Committee constituted by the 65 th BOG as per instruction from MHRD	Institution Observation/view
<p>library volunteer program has been planned to be conducted during the vacations.</p> <p>II. The next two floors [First & Second] are primarily shown as Book Stack area for the different departments with Reading Areas, Digital Library/E-Resource Section, Terrace Garden Library, Computer Server Room, Question Bank, Group Study Rooms, Library Committee Room, Dy. & Assistant Librarians rooms etc. The top floor has been earmarked for bound volume periodicals, binding section and various special purpose zones. The proposal does not indicate actual floor areas earmarked for each activity. Keeping in mind that each floor has around 2000 sqm which is very large for the purposes shown, institute should be able to easily accommodate the proposed requirements in three floors and keep one entire floor to meet its academic requirements. In any case the extra area constructed is beyond the scope of the sanctioned library space and should only be utilized to meet other future requirements.</p> <p>III. No new construction should be undertaken for academic purposes until additional area as mentioned-above in the library building is fully put to use.</p>		<p>installed.</p>

Observation of the B&WC:

BOG of the institute approved the area of construction of library building as 7500 sqm. However, the library building was constructed on total area of 7988 sqm. The variation is within the permissible limit of 10%.

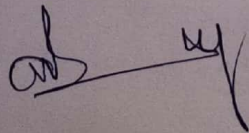
Institute reported that all the space in the new library building, except some space at 2nd and 3rd floor level, are fully occupied and are in use. Surplus space at 2nd floor level shall be utilized in setting up Language Lab. Institute has already published the EOI for setting up the language lab.

Utilization plan of surplus space at 3rd floor level as proposed by the Institute are as follows:

- Digital library shall be set up at surplus space of library building at 3rd floor. In addition, seminar rehearsal section, quiet study space, research scholar section, peer tutor section, faculty/student & alumni corner, media commons section, community outreach section, Old Edition book section etc. are being set up in the 3rd floor.

B&WC also noted that, proposal for the installation of one number 13 passengers lift was approved by 54thB&WC dated 14.11.2018, 47thFC dated 07.01.2019 and was placed to 66thBOG dated 07.01.2019.

The Committee constituted by 65th BOG also opined the justification for construction of library building.



Recommendation: BW&C recommended that the construction of New Library Building is within the requirement of the Institute. For barrier free access, lift is to be installed at the earliest to facilitate the utilization of the upper floors.

3. CONSTRUCTION OF 1000 CAPACITY BOYS HOSTEL NO. 9:

PMU observation and recommendation		Status report, Observation & recommendations of the Committee constituted by the 65 th BOG as per instruction from MHRD	Institution Observation/view
Name of Executing Agency	M/s NCC Limited	<p>The PMU observed that the project is quite in order and requirement of 1000 capacity boys' hostel is in line with requirements.</p> <p>Status of students' residence:</p> <p>(a) Boys: Available capacity: 3200 (including newly built Hostel No. 9) The requirement of accommodation for the year 2019-2020 is 3296. The deficit of 96 accommodation will be adjusted in existing facility with adjustments, for example, putting 03 students in twin sharing rooms. Similarly, projected future demands for accommodation, as proposed by the Institute, is enclosed in Annexure-VII.</p> <p>(b) Girls: Available capacity: 467 The requirement of accommodation for the year 2019-2020 is 651. The deficit accommodation of 184 will be adjusted as per Institute plan as enclosed in Annexure-VII.</p>	<p>Total hostel capacity including hostel no-9 = 3200(male) + 511 (female) + 100 (married scholar) = 3811 Student strength in the year 2019-20 will be Male: 3239 Female: 609 Total: 3848 (Annexure 3) The PMU as well as Committee constituted by 65th BOG has also accepted the justification for construction of 1000 capacity boys' hostel.</p>
Present Stat	Part of the Building comprising different blocks was taken over from M/s NCC Limited & is under use. Entire project is expected to be completed by 30.11.2018 including Road Work		
<p>NIT officials reported that presently there is eight Boys Hostels H1 to H8, one newly constructed Hostel for PG where actually only first year B. Tech students have been accommodated and three Girls, Hostels including a newly constructed one which are available. The total capacity of all these Hostels together is 3030. In addition married accommodation of 100 students has also been constructed. The capacity of Girls Hostels taken together is 505 and that of existing Boys Hostels is 2525. The present strength of regular students is 3500 (B.Tech-2442, PG-552, Ph.D-556). It has been planned to admit additional 28 students in B. Tech in CSE and additional 60 students in E&I. So, by 2021, there will be additional $3 \times 88 = 264$ students in these courses. The girl student strength will have to be increased from 14% to 17% as per directives resulting in an increase of 66 students. There will be additional requirement for 142 seats as the triple seat rooms in Hostels H1 to H5 are highly cramped and proposed to be converted to double room accommodation. Additional 100 to 150 seats will be required for backlog students, foreign students and other miscellaneous</p>			

requirements. The total requirement will therefore, be about 4100 student accommodation. These details adequately justify construction of 1000 capacity Boys' Hostel No.9. Utilization plan for Hostel submitted by NIT Silchar is attached as **Annexure C**.

Recommendations:The above details appear quite in order and the requirement of a 1000 capacity hostel may be accepted.

Observation of the B&WC:Presently, total hostel capacity including Hostel No. 9 = 3200(male) + 511 (female) + 100 (married scholar) = 3811. Student strength in the year 2019-20 will be as follows:

Male: 3239

Female: 609

Total: 3848

The committee observed that total number of students in 2020-2021 will be approximately 3600 (male) and 860 (female) as reported by the Institute. Therefore, additional accommodation for 649 students is required in the next academic year.

PMU as well as the Committee Constituted by 65th BOG recommended that the construction of Hostel 9 is justified and within the requirement of the Institute.

Recommendation: B&WC recommended that Construction of 1000 capacityBoys Hostel No. 9 is within the requirement of the Institute and justified.

4. NEW ADMINISTRATIVE BUILDING

PMU observation and recommendation			Status report, Observation & recommendations of the Committee constituted by the 65 th BOG as per instruction from MHRD	Institution Observation/view															
<p>Observations:This is a five storied building which has been completed by CPWD. NIT Silchar has planned to commence shifting to this building from 15th November 2018 onwards. The constructed area of this building floor wise is as under:-</p> <table border="1"> <thead> <tr> <th>S. No</th> <th>Description</th> <th>Area (SQM)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Lower Ground Floor</td> <td>903</td> </tr> <tr> <td>2</td> <td>Ground Floor</td> <td>2596</td> </tr> <tr> <td>3</td> <td>First Floor</td> <td>1692</td> </tr> <tr> <td>4</td> <td>Second Floor</td> <td>1358</td> </tr> </tbody> </table>			S. No	Description	Area (SQM)	1	Lower Ground Floor	903	2	Ground Floor	2596	3	First Floor	1692	4	Second Floor	1358	<p>Status Report: During the visit, it has been found that major administrative offices of the institute are in operation in newly constructed administrative building. The basement, ground floor, first floor and second floors are occupied and the offices are in operation. The proposed plan for use of remaining two floors, namely, third and fourth floors, as well as complete utilization of the building, provided by the Institute is enclosed at Annexure-XI.</p> <p>Observations and recommendations: The effort of the Institute for shifting various administrative sections to newly constructed building and making the same operational seems to be justified. However, the Institute has to</p>	<p>The actual constructed area of the New Administrative Building is 9594 sqm (approx 1.03 lacssq.ft). Most of the sections have already been shifted to the new building as per the modified utilisation plan.PMU as well as Committee constituted by 65th BOG has observed that based on the student strength and corresponding teaching and non-</p>
S. No	Description	Area (SQM)																	
1	Lower Ground Floor	903																	
2	Ground Floor	2596																	
3	First Floor	1692																	
4	Second Floor	1358																	

5	Third Floor	1015.5
6	Fourth Floor	1015.5
7	Open sitting area at Ground Floor	1014
	Total	9594 Sqm (1.03 Lacssqft)

BWC -34 during meeting held on 11/2/2013 considered the plan and estimate of the new administrative building and approved a detailed estimate for Rs. 13.41 Crore. The minutes were confirmed in FC and BOG. The work was entrusted to CPWD & they submitted a preliminary estimate for Rs. 23.58 Crore based on which NIT granted A/A & E/S on 14.08.2013. CPWD has reported the actual date of completion as 30.08.2016. There were certain issues raised by NIT on the completed building particularly the lack of air-conditioning in the building, due to which reportedly the building handing over was delayed and was finally taken over by NIT only in June 2018.

NIT officials provided a detailed utilization plan of the new Administrative Building (copy attached as **Annexure B**) and confirmed that the building will be put to full use in accordance with it. They further pointed out that the total sanctioned strength of Non-Faculty Staff [Regular] is 303. Presently regular staff in position is 97, but there are 52 contractual staff and 91 daily wage workers (MR) totalling 240. Efforts are being made to fill up all regular positions of non-faculty as well as faculty positions. The building will be able to cater to all requirements of the immediate future.

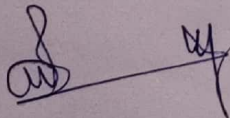
Recommendations:

1. According to the utilization plan, the Ground to Second floor of the building as well as the Lower Ground Floor are proposed to accommodate various Administrative Offices/Sections and will accommodate Registrar, Deputy and Assistant Registrars as well as the Deans of various departments and their offices. These floors will gradually get better utilized as more and more regular staff joins. However, the Third Floor is primarily for the Board room and Senate room and by their very nature will have only intermittent use. Fourth Floor is primarily for the Director, his meeting room and office, visitor's lounge and a large open area termed gallery for watching Senate proceedings in the floor below. In our opinion the Architect was more pre-occupied by the grandeur of his creation than with the efficiency of the building which is low. Apparently the NIT authorities also did

make sufficient arrangements for air cooling/conditioning of the building in view of prevailing weather condition of Silchar.

teaching sanctioned strength, the total floor area of the building is within the limit for new construction as per the recent circular of the MHRD.

However, as suggested by the PMUas well as Committee constituted by 65th BOG, part of one floor may be converted to seminar hall. Further, as the running cost for centrally air conditioning will be very high, split AC, where necessary have been provided(**Annexure 2**).



not give adequate attention to the aspect of efficiency of a building while granting approvals. It is not known whether the PMC (CPWD) ever brought this point to the attention of NIT Silchar authorities. However, the building is already there and only some internal changes can be thought of as the need arises. In this regard PMU recommends that the Board Room may be merged with Director's Meeting Room on Fourth Floor and the space so released on Third Floor may be put to alternate use as the need arises.

II. It has been noticed that the Architect's design intended fully air-conditioned building which is apparent from the fact that a very large no. of the openings have fixed windows. However, the building was sanctioned without provision of air conditioning. But corresponding changes in window openings were not made. The building thus constructed is uncomfortable in the hot and humid weather of Silchar. This is a clear example of lack of application of mind both on the part of NIT and Architect when it was decided that air-conditioning would be dispensed with.

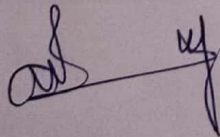
III. The constructed area of about 10000 sqm for student strength of 3500 to 4000 is within the limit for new construction as per the recent circular of MHRD

It is also strongly recommended that no further new construction of Academic/Administration should be considered before ensuring that the entire building is fully utilized even at the expense of some grandeur.

Observation of the B&WC: Total constructed floor area of the New Administrative Building is 9594 Sqm (1.03 Lacssqft). Most of the sections have already been shifted to the new building as per the modified utilisation plan. Plan for complete utilization of the building is provided by the Institute.

PMU as well as Committee Constituted by 65th BOG observed that, based on the student strength and corresponding teaching and non-teaching sanctioned strength, the total floor area of the building is within the limit for new construction as per the recent circular of the MHRD(F. No. 33-1/2012.TS-III dated 3rd June 2019). B&WC also noted that the floor area per student, based on current student strength, as reported by Institute is 59 sq.m whereas, permissible limit is 75 sq.m per student.

Recommendation: BW&C recommended that Construction of New Administrative Buildings is within the requirement of the Institute.



5. 100 NOS. TYPE-III QUARTERS

PMU observation and recommendation	Status report, Observation & recommendations of the Committee constituted by the 65 th BOG as per instruction from MHRD	Institution Observation/view
<p>Observations: NIT officials explained that the newly constructed Type-III Quarters [100 units] are meant for Non-Teaching Staff since inception of the project. The construction of 100 nos. Type-III Non-teaching quarters work was recommended by 34th BWC vide agenda item no. BWC- 34/13-105 dt. 11.02.2013 at an amount of Rs. 27,40,51,000.00. Subsequently, 24th FC & 35thBOG vide agenda item no. FC-24/13/07 &BOG-35/13/03 &04 approved the estimate. CPWD was appointed as PMC as per MOU dated 27.02.2013. The construction was started on 12.03.2014 and completed on 31.08.2015.</p> <p>In the year 2012-13, the faculty strength was 153 and in position 108 & Non-teaching strength was 261 and in position 222. At that time and also as of now, total no. of quarters of all types available for faculty was 123 nos. The total no. of quarters of all types available for non-teaching staff was 94. These quarters are all fully occupied. Accordingly the new constructions were undertaken for non-teaching staff. Presently sanctioned strength of faculty is 282 and in position 174. Sanctioned strength of non-faculty staff (Regular) is 303 and in position is 97. In addition there are 90 Daily Wage Worker (MR). NIT is actively pursuing the process of filling the vacancies. Also about 85 quarters are allotted to Outsourced Staff - Technical, Non-Technical Staff Driver, Commanding Officer (Security), IRF, CDAC staff & NEILIT staff. Presently out of the newly constructed 100 quarters B1 have been allotted and occupied. The remaining will be required for allotment as soon as the new recruits join.</p> <p>Recommendations: As per the details provided by NIT, most of the constructed quarters are already occupied and to this extent the construction appears justified. It is however, not clear on what terms the institute quarters are allotted to contractual & Out Sourced Staff.</p>	<p>The PMU observed that construction of 100 Nos. of quarter are justified. However, they had raised concern for allotment of quarter to contractual and outsources staff.</p> <p>The Present status and justification: Presently, 38 regular faculty members and 50 contractual staff are staying in newly built quarters. The institute future plan for using newly built quarter is enclosed in Annexure-VIII.</p> <p>Observations: The observations of the committee are in line with observations of PMU, and justification provided by NIT Silchar for their future utilization seems to be in line with requirements.</p>	<p>Presently, 38 numbers of regular Assistant Professors are staying in Type-III qtr. and recently 21 numbers have been recruited and will be accommodated in the said complex, as the designated faculty quarters are not available.</p> <p>Advertisement for recruitment of another 73 non-teaching posts have already been made on 07/03/2019 and work in progress for conducting recruitment. After recruitment, the balance Type-III quarters shall be allotted to newly recruited non-teaching staffs.</p> <p>Quarters occupied by the contractual staff will be vacated once regular staff is recruited (Annexure 4).</p> <p>PMU as well as Committee constituted by 65th BOG has accepted the justification for construction of 100 nos. of Type III quarters based on the sanctioned strength of the non-teaching staff and presently available quarters.</p>

Observation of the B&WC: Type III quarters are meant for non teaching staffs. Sanctioned strength of teaching and non teaching staffs of the institute is 282 and 303 respectively. Total available quarters for faculty and non-teaching staffs are 123 nos. and 94 nos. respectively. Presently, 38 nos. of regular Assistant Professors are staying in Type-III qtr. and recently 21 numbers have been recruited and are being accommodated in the said complex, as the designated faculty quarters are not available.

Advertisement for recruitment of another 73 non-teaching posts have already been made on 07/03/2019 and work in progress for conducting recruitment. After recruitment, the balance Type-III quarters shall be allotted to newly recruited non- teaching staffs. Quarters occupied by the contractual staff will have to be vacated once regular staff is recruited.

PMU as well as Committee Constituted by 65th BOG observed that construction of 100 nos. Type III quarters is justified.

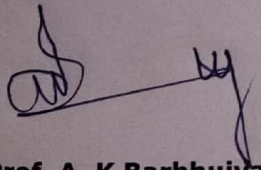
Recommendation: B&WC recommended that Construction of 100 nos. Type III quarters is within requirement of the Institute and is justified.

OVERALL RECOMMENDATION:

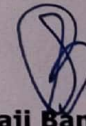
On the basis of the above observations, the B&WC resolved and confirmed that construction of the following buildings / infrastructures are within the requirement of the institute and justified:

1. CONSTRUCTION OF SPORTS STADIUM AND (2500 SEATER) CONVENTION HALL (AUDITORIUM):
2. NEW LIBRARY BUILDING
3. CONSTRUCTION OF 1000 CAPACITY BOYS HOSTEL NO. 9
4. NEW ADMINISTRATIVE BUILDING
5. 100 NOS. TYPE-III QUARTERS

The total floor areas of the buildings are within the limit for new construction as per the recent circular of the MHRD(F. No. 33-1/2012.TS-III dated 3rd June 2019). B&WC also noted that the floor area per student, based on current student strength, as reported by Institute is 59 sq.m which is within the permissible limit of 75 sq.m per student.



(Prof. A. K Barbhuiya)
Registrar & Member Secretary, B&WC



(Prof. Sivaji Bandyopadhyay)
Director & Chairman, B&WC