



भारतीय सूचना प्रौद्योगिकी संस्थान कोटा
INDIAN INSTITUTE OF INFORMATION TECHNOLOGY KOTA
(Mentored by MNIT Jaipur)

भवन एवं निर्माण समिति भारतीय सूचना प्रौद्योगिकी संस्थान कोटा
षष्ठम् बैठक का कार्यवृत्त

Minutes of 6th Meeting of the Building and Works Committee of
Indian Institute of Information Technology Kota held on
03rd September, 2025 at 11:00 AM in the Board Room,
Director Office, MNIT Jaipur

10/9/25

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उपस्थित / Present

1.	Prof. N. P. Padhy Mentor Director, IIIT Kota	Chairperson
2.	Shri D. P. Tanwar, Head of Department Civil Engineering, Government Polytechnic College Kota	Member
3.	Brg. B. S. Shekhawat, Cairns India Ltd.	Member
4.	Dr. Pawan Kalla, Dean (Planning & Development), IIIT Kota	Member
5.	Prof. Harlal Singh Mali, Dean (Digital Infrastructure & Services), IIIT Kota	Member
6.	Prof. Rohit Bhakar Registrar (I/c), IIIT Kota	Member

At the outset, the Chairperson welcomed and thanked the Honorable Members for sparing their valuable time to join the meeting.

Thereafter, Prof. Rohit Bhakar, Member Secretary briefed the house about impending agenda items for the meeting and requested to take-up individual agenda items.

Individual agenda items were taken up for discussion and agenda wise details of decisions are as under: -

Agenda Item No.	Agenda Items
6-1.0	To Confirm the minutes of the 5th Meeting of the Building and Works Committee held on 17th August, 2023. Minutes of the 5 th meeting of BWC held on 17 th August, 2023 were confirmed.
6-2.0	Action Taken Report on decisions taken by BWC in its 5th meeting held on 17th August, 2023. Action taken report as detailed in Annexure 'B' was noted.
6-3.0	Items for consideration
6-3.1	To consider the revised preliminary estimate of Rs. 65,71,02,555/- for Construction of Phase 1A (Administrative cum Academic Block, Development & Horticulture work) at the IIIT Kota campus. BWC deliberated on the proposal of a revised estimate of preliminary estimate of Rs. 65,71,02,555/- submitted by the CPWD for Construction of Phase 1A (Administrative cum Academic Block, Development & Horticulture work) at the IIIT Kota campus. BWC was apprised of the following: I. Building and Works Committee (BWC) of IIIT Kota in its first meeting held on 26.03.2019 vide agenda item no. 1.4.1 recommended for approval of preliminary estimate of Rs. 58,91,62,249/- for construction of phase 1A of IIIT Kota and the same was approved by

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	Governing Body (GB) in its 5th meeting held on 27.03.2019 vide agenda item no. 5.4.13 .In addition, the GB gave conditional approval that the total expenditure on both the projects should not exceed the approved capital cost of Rs 128 crore as per mandate of the cabinet. Accordingly, administrative & financial sanction (AA&ES) of Rs.58,91,62,249/- was issued to CPWD on 28.06.2019. II. CPWD, vide letter no. 54(12) PM/MNIT-PC/2019/505 dt. 15.10.2019, intimated that the amount of detailed estimate exceeded the AA&ES amount due to increase in the built-up area of approved building plans vis-à-vis area considered in the preliminary estimate and also, due to inflation. CPWD informed IIIT Kota and went ahead with floating of tenders for phase 1A with the estimated amount within 10% in excess of sanctioned amount. It has been informed by CPWD that this is as per the provisions in the CPWD Works Manual. The committee observed that 10% in excess of sanctioned amount (AA&ES of Rs. 58,91,62,249/-) will amount to Rs. 64,80,78,474/-. III. CPWD submitted revised cost estimate of the phase 1A, vide email dt. 08.01.2020, amounting to Rs. 72.61 Crore. The matter was taken up in 2nd meeting of BWC of IIIT Kota held on 15.01.2020 vide agenda no. 2.2.2. BWC recommended that <i>“...since financial bids of both the package i.e. 1-A and 1-B are yet to be opened by CPWD, the actual financial implication can be ensured after opening of the bids in question. As such, agenda item may be deferred.”</i>. IV. Further, CPWD vide letter no. 54(34)/MNIT-PC/2022/405 dt. 08.09.2022 submitted a revised estimate of Rs. 61,28,38,596/- due to revision of GST from 12% to 18%. The proposal to approve revised estimate was taken up in 10th meeting of the Governing body held on 24.03.2023 vide agenda item no. 10-3.5. GB approved the revised estimate and accordingly, the revised administrative & financial sanction of Rs 61,28,38,596.00/- was issued to CPWD on 28.06.2023. V. The reasons for increase in the area of academic building, as submitted by CPWD, are as follows: 3 Nos. of additional staircases added in the building as per fire norms in NBC. - No. of AHU room also increased as per requirement of HVAC. - Area of pre function lobby and auditorium also increased as per requirement. - Sizes of senior faculty rooms also increased as per requirement and discussion with IIIT Kota authorities. VI. Area put up for construction as per tender document is 12,450 sqm. And the final constructed area is 13,386 sqm, which has been submitted as detailed area statement by the Architect of CPWD and verified by the CPWD officials. VII. Executive Engineer of CPWD informed the Committee that the deviation and extra item are as per the provision of GCC of CPWD and as per the provisions of GCC clause 12 of the CPWD manual, such deviations and extra items fall within the jurisdiction of engineer-in-charge. VIII. CPWD has submitted a total expenditure/liability of Rs. 64,01,29,449/- which is less than the 10% excess amount of the AA&ES (as envisaged in letter no. 54(12) PM/MNIT-PC/2019/505 dt. 15.10.2019) as well as less than the amount as per revised cost estimate of Rs.72.61 crore (as submitted through email dt. 08.01.2020), which was placed before the BWC of IIIT Kota in its 2nd meeting.

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	Considering the above facts and committee report, BWC recommends that, at this stage, the works executed at IIIT Kota by CPWD may be honored as a fait accompli in order to avoid further litigation/arbitration. Consequently, approval of increase in cost for construction of Phase 1A (Administrative cum Academic Block, Development & Horticulture work) from Rs. 61,28,38,596/- to Rs. 64,01,29,449/- is recommended. The excess expenditure shall be met from revenue of the current F.Y. 2025-26. There are sufficient funds and budget provision to meet this expenditure. As this escalation is related to initial set up of IIIT Kota, the Institute shall also approach its stakeholders i.e. Central Government, State Government and Industry Contribute to contribute in pre-defined ratio for the excess expenditure occurred due to escalation in addition to earlier contribution provided as per MoU. The matter of increase in administrative approval and expenditure sanction by an amount of Rs. 2,72,90,853/- may be placed before BoG of IIIT Kota for approval.
6-3.2	To consider the revised preliminary estimate of Rs. 71,08,21,743/- in Construction of Phase 1B (Boys Hostel, Girls Hostel, Dining Block and Faculty and non-faculty residences) at the IIIT Kota. BWC deliberated on the proposal of a revised estimate of preliminary estimate of Rs. 71,08,21,743/- submitted by the CPWD for Construction of Phase 1B (Boys Hostel, Girls Hostel, Dining Block and Faculty and non-faculty residences at the IIIT Kota campus. BWC was apprised of the following: I. Building and Works Committee (BWC) of IIIT Kota in its first meeting held on 26.03.2019 vide agenda item no. 1.4.1 recommended for approval of preliminary estimate of Rs. 61,76,74,589/- for construction of Phase 1B of IIIT Kota. II. BWC along with the approval also suggested “the 1st year students be given 3 seater and 2nd year students be given 2 seater rooms for better social and psychological development of students in initial years of college life. Hence number of 2 seater rooms be reduced and single seater rooms be increased within proposed preliminary estimate of Rs. 61,76,74,589/- CPWD should revise the relevant drawings and same may be approved by the Director of the Institute. III. Phase 1B construction was approved by GB in its 5th meeting held on 27.03.2019 vide agenda item no. 5.4.13 In addition, the GB gave conditional approval that the total expenditure on both the projects should not exceed the approved capital cost of Rs. 128 crore as per mandate of the cabinet. Accordingly, administrative & financial sanction of Rs. 61,76,74,589.00/- was issued to CPWD on 18.08.2020 IV. CPWD vide letter no. 54(12)PM/MNIT-PC/2019/505 dt. 15.10.2019 intimated that the amount of detailed estimate was exceeding the AA&ES amount due to increasing in the built-up area of approved building plans vis-à-vis area considered in preliminary estimate and also, due to inflation. CPWD informed and went ahead with floating of tenders for Phase 1B with the estimated amount within 10% in excess of sanctioned amount. It has been informed by CPWD that this is as per the provisions in the CPWD Works Manual. The committee observed that 10% excess of sanctioned amount (AA&ES of Rs. 61,76,74,589/-) will amount to total of Rs. 67,94,42,047.90/-.

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	V. CPWD communicated the incorporation of revisions suggested by BWC and GB of IIIT Kota (in their meetings held on 26.03.2019 and 27.03.2019, respectively) vide letter no. 54(162)/EE/IIITKPD/2019/153 dt. 16.12.2019. CPWD also intimated that as per the suggestion of BWC the drawings have been revised and it may increase the plinth area by 1995 Sqm. VI. CPWD submitted revised cost estimate of the Phase 1B, vide email dt. 08.01.2020, amounting to Rs.76.84 crore. The matter was taken up in 2nd meeting of BWC of IIIT Kota held on 15.01.2020 vide agenda no. 2.2.2. BWC recommended that <i>“since financial bids of both the package i.e. 1-A and 1-B are yet to be opened by CPWD. The actual financial implication can be ensured after opening of the bids in question. As such, agenda item may be deferred.”</i> VII. Further, CPWD vide letter no. 54(35)/MNIT-PC/2022/406 dt. 08.09.2022 submitted a revised estimate of Rs. 64,74,89,003/- due to revision of GST from 12% to 18%. The proposal to approve revised estimate was taken up in 10th meeting of the Governing body held on 24.03.2023 vide agenda item no. 10-3.5. GB approved the revised estimate and accordingly, the revised administrative & financial sanction of Rs. 64,74,89,003/- was issued to CPWD on 12.06.2023. VIII. CPWD vide letter no. 54(PE)/MNIT-PC/2023/487 dt. 22.11.2023 submitted another revised estimate of Rs. 71,08,21,743/- IX. Area put up for construction as per tender document is 23315 sqm. The final constructed area is 24209.02 sqm, which has been submitted as detailed area statement by the Architect of CPWD and verified by the CPWD officials. X. Executive Engineer of CPWD informed the Committee that the deviation and extra item are as per the provision of GCC of CPWD and as per the provisions of GCC clause 12 of the CPWD manual, such deviations and extra items fall within the jurisdiction of engineer-on-charge. XI. CPWD envisaged in letter no. 54(12)PM/MNIT-PC/2019/505 dt. 15.10.2019 that it will be around 10% excess amount of the original administrative & financial approval. CPWD has submitted a total expenditure/liability of Rs. 70,00,97,593/- which is less than the 10% excess amount of the revised AA&ES due to GST as well as less than the amount as per revised cost estimate of Rs. 76.84 crore (as submitted through email dt. 08.01.2020), which was placed before the BWC of IIIT Kota. Considering the above facts and committee report, BWC recommends that, at this stage, the works executed at IIIT Kota by CPWD may be honoured as a fait accompli in order to avoid further litigation/arbitration. Consequently, approval of increase in cost for construction of Phase 1B (Boys Hostel, Girls Hostel, Dinning Block and Faculty and non-faculty residences) from Rs. 64,74,89,003/- to Rs. 70,00,97,593/- is recommended. The excess expenditure shall be met from revenue of the current F.Y. 2025-26. There are sufficient funds and budget provision to meet this expenditure. As this escalation is related to initial set up of IIIT Kota, the Institute shall also approach its stakeholders i.e. Central Government, State Government and Industry Contribute to contribute in pre-defined ratio for the excess expenditure occurred due to escalation in addition to earlier contribution provided as per MoU.

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	The matter of increase in administrative approval and expenditure sanction by an amount of Rs. 5,26,08,590/- may be placed before the BoG of the IIIT Kota for approval.
6-3.3	To consider the revised preliminary estimate of Rs. 1,86,85,626/- for Comprehensive Design Consultancy Services for permanent campus of IIIT Kota. BWC deliberated on the proposal of a revised estimate of preliminary estimate of Rs. 1,84,52,700/- submitted by the CPWD for Comprehensive Design Consultancy Services for the Permanent Campus Phase-I. BWC was apprised of the following: The Preliminary Estimate (Rs. 1.65 crore) for consultancy work of Phase 1 was approved in the 4th GB meeting on 12.04.2018, and A/A & E/S was issued on 04.06.2018. CPWD has awarded the Consultancy work was awarded to M/s Suresh Goel & Associates, New Delhi. There is an increase in building area and scope in the published tender for construction of Phase 1A & 1B due to which CPWD has submitted a revised PE of Rs. 1,84,52,700/- on 23.07.2021. The matter of increase in area has already been deliberated while considering the revised preliminary estimate for construction of phase 1A & B vide item no 6.3.1 & 6.3.2. Further, CPWD has submitted the Final liability of Rs. 1,86,85,626/- which includes the following: - Net deviation in the total work - Contingent expenditure charged by CPWD. - Honorarium to be paid to bidders as per agreement conditions (Charged to work, not a part of Contingent expenditure) and other expenditure of Rs 2,90,000/- - Advertisements floated (Charged to work, not a part of Contingent expenditure) of Rs 66,805/- - Other work-related petty expenditure. Considering the above facts and committee report, BWC has approved the revised preliminary estimate of Comprehensive Design Consultancy Services for the Permanent Campus Phase 1, from Rs. 1,65,00,000/- to Rs. 1,86,85,626.00/-. The excess expenditure shall be met from initial contribution received from various Stakeholders (Total Rs. 128 Crore) for Set up of IIIT Kota. The matter of increase in administrative approval and expenditure sanction by an amount of Rs. 21,85,626.00/- may be placed before the BoG of the IIIT Kota for approval.
6-3.4	To consider a proposal for repair/construction of damaged campus boundary wall. BWC deliberated on the proposal and noted that portion of main boundary wall was damaged due to heavy rainfall and flood into existing naalha in the campus. BWC approved the proposal of repair/construction of damaged campus boundary wall to be executed after considering heavy flood factors in designing of wall and structural design must be vetted by reputed structural Engineer. The expenditure shall be met from revenue generated by the Institute during the year.

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6-3.5	To consider a preliminary estimate worth Rs. 60.17 Crore for construction of additional Academic building at permanent campus. BWC appreciated the efforts made in taking up the proposal for addition of infrastructure to provide better facilities for the students and staff of IIIT Kota. However, it was deliberated that since IIIT Kota is operating under the PPP mode, it would be more appropriate to submit the proposal with comprehensive requirements, including the layout plan, location, and basic drawings, so as to arrive at a concrete cost estimate of the projects. CPWD must prepare all proposals with comprehensive planning, ensuring that all items and components of the work are included in the initial scope as far as possible. The estimates should be thoroughly examined by the Institute prior to approval to avoid cost escalation and disputes/arbitration arising from delays or changes in the scope of work.
6-3.6	To consider a preliminary estimate worth Rs. 85.63 Crore for construction of additional G+11 Boys Hostel buildings at permanent campus. BWC appreciated the efforts made in taking up the proposal for addition of infrastructure to provide better facilities for the students and staff of IIIT Kota. However, it was deliberated that since IIIT Kota is operating under the PPP mode, it would be more appropriate to submit the proposal with comprehensive requirements, including the layout plan, location, and basic drawings, so as to arrive at a concrete cost estimate of the projects. CPWD must prepare all proposals with comprehensive planning, ensuring that all items and components of the work are included in the initial scope as far as possible. The estimates should be thoroughly examined by the Institute prior to approval to avoid cost escalation and disputes/arbitration arising from delays or changes in the scope of work.
6-3.7	To consider a preliminary estimate for the construction of UG Sump of 3,00,000 Ltr. capacity with pump room at permanent campus of IIIT Kota. BWC deliberated on the proposal and noted the scarcity of water in campus faced by students in hostels frequently. BWC recommended the proposal for construction of UG Sump of 3,00,000 Ltr. capacity with pump room at permanent campus to be executed by CPWD at the estimated cost of Rs.1,42,84,100/- and matter may be placed before BoG of the IIIT Kota for approval. The expenditure shall be met from revenue generated by the Institute during the year.
6-3.8	To consider a preliminary estimate of Rs. 5.14 Crore for construction of Multi Sports Ground (Cricket, Volleyball, Football, 8-lane Athletic Running Track and Open Gym Equipment) at permanent campus of IIIT Kota. BWC appreciated the efforts made in taking up the proposal for addition of infrastructure to provide better facilities for the students and staff of IIIT Kota. However, it was deliberated that since IIIT Kota is operating under the PPP mode, it would be more appropriate to submit the proposal with comprehensive requirements, including the layout plan, location, and basic drawings, so as to arrive at a concrete cost estimate of the projects. CPWD must prepare all proposals with comprehensive planning, ensuring that all items and components of the work are included in the initial scope as far as possible. The estimates should

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	be thoroughly examined by the Institute prior to approval to avoid cost escalation and disputes/arbitration arising from delays or changes in the scope of work.
6-3.9	To consider a proposal for providing an additional G+4 Dining Hall at the permanent campus of IIIT Kota. BWC appreciated the efforts made in taking up the proposal for addition of infrastructure to provide better facilities for the students and staff of IIIT Kota. However, it was deliberated that since IIIT Kota is operating under the PPP mode, it would be more appropriate to submit the proposal with comprehensive requirements, including the layout plan, location, and basic drawings, so as to arrive at a concrete cost estimate of the projects. CPWD must prepare all proposals with comprehensive planning, ensuring that all items and components of the work are included in the initial scope as far as possible. The estimates should be thoroughly examined by the Institute prior to approval to avoid cost escalation and disputes/arbitration arising from delays or changes in the scope of work.
6-3.10	To consider a preliminary estimate worth Rs. 19.47 lakh for Annual Comprehensive Maintenance Contract for Chiller Plant at IIIT Kota. BWC has approved the proposal of Annual Comprehensive Maintenance Contract for Chiller Plant to be executed by Institute at the estimated cost of Rs.19.47 lac. The expenditure shall be met from revenue generated by the Institute during the year.
6-3.11	To consider a proposal to develop a parking shed at the Academic cum Admin block in IIIT Kota campus. BWC has deliberated on the agenda and noted the requirement of parking space near academic block due to topography of campus and extreme weather conditions faced by Faculty, Staff and student. BWC approved the proposal of develop a parking shed at the Academic cum Admin block to be executed by Institute at the estimated cost of Rs.29.77 lac. BWC also directed for take up proposal only after finalization of location of new academic block, hostels, dinning block, water storage UG tank & sports facilities in master plan. The expenditure shall be met from revenue generated by the Institute during the year.
6-3.12	To consider Proposal for providing wire mesh shutter in Type III and Type IV staff Quarters at permanent campus of IIIT Kota at Kota (Raj.). BWC noted that wire-mesh shutters were not considered by CPWD in their scope of work of construction of building (Phase 1 B). Therefore, BWC advised to consider all functional requirement of building in their scope of work in future works to be taken up by CPWD. BWC has approved the proposal of providing wire mesh shutter in Type III and Type IV staff Quarters at permanent campus to be executed by Institute at the estimated cost of Rs.11,55,000/-. The expenditure shall be met from revenue generated by the Institute during the year.

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6-3.13	To consider a preliminary estimate for the construction of the basketball court at the permanent campus of IIIT Kota. BWC deferred the agenda and recommended to include proposal in revised sports facility proposal to be submitted by CPWD in the next BWC meeting.

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

[Signature]
10/9/25

[Signature]
10/9/25
Registrar (I/c)
&
Member, BWC IIIT Kota