



सरदार वल्लभभाई राष्ट्रीय प्रौद्योगिकी संस्थान, सूरत  
SARDAR VALLABHBHAI NATIONAL INSTITUTE OF TECHNOLOGY, SURAT  
सरदार वल्लभभाई राष्ट्रीय प्रौद्योगिकी संस्था, सूरत  
शिक्षा मंत्रालय, भारत सरकार द्वारा NITSER अधिनियम के तहत स्थापित राष्ट्रीय महत्व का संस्थान  
(An Institute of National Importance, Established under NITSER Act by Ministry of Education, Govt. of India)

SVNIT

C/BWC(83)/ 208

Date: 07.05.2025

To,  
All the Members  
Building & Works Committee  
SVNIT, Surat

7 MAY 2025

**SUB: Minutes of the 83<sup>rd</sup> Meeting of the Building & Works Committee held on 05.05.2025**

Sir,

Please find enclosed the Minutes of the 83<sup>rd</sup> meeting of the Building & Works Committee for Sardar Vallabhbhai National Institute of Technology, Surat held on 05.05.2025 in the Conference Room, Administrative Block, SVNIT, Surat for your information please.

The comments, if any, may please be sent at the earliest.

Encl.: As above

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07/05/2025

I/C REGISTRAR &  
MEMBER - SECRETARY



## **SARDAR VALLABHBHAI NATIONAL INSTITUTE OF TECHNOLOGY, SURAT**

Minutes of **83<sup>rd</sup> meeting of the Building & Works Committee (B&WC)** of the Sardar Vallabhbhai National Institute of Technology, Surat held on 5<sup>th</sup> May, 2025, at 1:00 p.m. onwards in the Conference Room, Sardar Vallabhbhai National Institute of Technology, Surat.

The following members were present:

- |  |                              |
|--|------------------------------|
| 1. Prof. Anupam Shukla<br>Director, SVNIT, Surat                             | : Chairman                   |
| 2. Shri N. S. Bisht, Dy. Secretary, IFD,<br>Ministry of Education, New Delhi | : Member<br>(Through Online) |
| 3. Shri A. K Jain, Retd. Sp.DG, CPWD, New Delhi                              | : Member<br>(Through Online) |
| 4. Professor R K Tripathi, Dept. of Civil Engg., NIT<br>Raipur               | : Member<br>(Through Online) |
| 5. Dr. S. S. Arkatkar, Dean (P&D), SVNIT, Surat                              | : Member                     |
| 6. Shri Kamlabh K. Singh, I/c Registrar, SVNIT, Surat                        | : Member Secretary           |
| 7. Shri A. K. Agrawal, Advisor (Civil), SVNIT, Surat                         | : Special Invitee            |
| 8. Dr. G. R. Vesmawala, Associate Dean (P&D),<br>SVNIT, Surat                | : Special Invitee            |
| 9. Dr. S. R. Arya, Associate Dean (P&D), SVNIT,<br>Surat                     | : Special Invitee            |
| 10. Dr. Deepam Patel, Sr. E.E., SVNIT, Surat                                 | : Special Invitee            |
| 11. Shri Mudit Bhatnagar, CWM (Engg), NBCC                                   | : Special Invitee            |
| 12. Shri Jayant Shekokar, SE, CPWD   | : Special Invitee            |
| 13. Shri Jay Patel, EE, CPWD   | : Special Invitee            |
| 14. Shri Yashdeep Sachdeva, EE, CPWD   | : Special Invitee            |

At the outset, the Chairman welcomed all the Members present in the BWC Meeting and conveyed them thanks for sparing their time for the meeting. Mrs. Veena Dunga, Deputy Secretary, Ministry of Education, New Delhi could not attend the meeting. Thereafter, following agenda items were taken up for discussion:

**Item 83.01: To confirm the minutes of the 82<sup>nd</sup> Building & Works Committee Meeting held on 12.03.2025.**

**Reso.83.01:** "Resolved to confirm the minutes of the 82<sup>nd</sup> meeting of Building & Works Committee held on 12.03.2025".

**Item:83.02: To note the action taken on the resolutions passed at the 82<sup>nd</sup> Building & Works Committee Meeting held on 12.03.2025.**

**Reso.83.02:** "Resolved to note the action taken on the resolutions passed in the 82<sup>nd</sup> meeting of Building & Works Committee 12.03.2025".

**Item: 83.03: To consider and note on-going repair works being carried out by NBCC for various buildings constructed by NBCC during 2008-2016.**

**Reso.83.03:** The Chairman cum Managing Director, NBCC was informed earlier about the pending complaints regarding defects in various civil works carried out by NBCC during 2008 to 2018 at SVNIT, Surat. The NBCC has taken up repair work, which is under progress in the Departments of Physics, Chemistry & Mathematics. Earlier, the NBCC representatives has assured that the repair works would be completed in the Department of Mathematics by 31<sup>st</sup> December, 2024, however, as on date approximately 80% work has been completed. Whereas for Department of Physics and Chemistry, it was assured by the NBCC that the work would be completed by 31<sup>st</sup> March, 2025 and 31<sup>st</sup> May, 2025 respectively. But as on date the work progress in Department of Physics and Chemistry is approximately 40% and 20% respectively. Since the repair work is being taken up at a very slow pace resulting into huge inconvenience to the Institute in performing academic activities. During 82<sup>nd</sup> Building & Works Committee meeting, the NBCC Representative assured to speed up the repair works of these departments and ensured that the repair works of the following Department will be positively completed as per following time schedule:

- i. Department of Mathematics - 30<sup>th</sup> May 2025;
- ii. Department of Physics - 31<sup>st</sup> July 2025;
- iii. Department of Chemistry - 30<sup>th</sup> September 2025.

During 82<sup>nd</sup> Building & Works Committee meeting held on 12.03.2025, the NBCC was requested to share the tender copy, detailed repair methodologies along with schedule of the work timelines for repair, rehabilitation and retrofitting of the New CRC Building, SVNIT Surat and also informed to commence the repair work and submit an undertaking that the safety, durability along with the service life of the rehabilitated building will not be compromised in any manner during execution of the repair work, however, the submission



of the repair methodology, tender copy and undertaking from NBCC are awaited. It was informed by the NBCC that the tender for the repair works has been floated and repair works were expected to start in November, 2024, however as on date, only dismantling of floor tiles, false ceiling and railings has been carried out on some of the floors. The Draft MoU to be signed with NBCC was placed before the Committee and it was decided to approve the same after vetting from the legal advisor of the Institute. Further, it was informed to the NBCC Official to have joint meeting in person with Estate Officials to plan the progress of the ongoing renovation and repair works at PCM building and develop a joint strategy to expedite the process. The comprehensive report including schedule of work timelines is to be submitted to the ensuing B&WC meeting.

**After detailed deliberations, it was:**

***“Resolved that NBCC will share details of repair methodology finalized by NBCC for the repair and rehabilitation works, scope of the work mentioned in the tenders and other relevant technical details finalized by NBCC for repair and rehabilitation of New CRC Building, along with a copy of the tender document floated with the Institute on priority. NBCC will supervise and monitor the entire repair and rehabilitation works and will ensure its completion as per the committed timelines in view of the scarcity of space being faced by the Departments to carry-out academic activities.*”**

***“It was also resolved that NBCC will conduct a joint meeting in physical mode with the Estate officials at the earliest to plan the progress of the ongoing renovation and repair works at PCM building and develop a joint strategy to expedite the process. Further, it is also resolved that the water proofing treatment with ten years of guarantee is mandatory.”***

***“Further, resolved to note the draft Memorandum between NBCC and SVNIT Surat for the repair and rehabilitation works of the New CRC building subject to vetting from the legal advisor of the Institute. As recommended by the committee appointed by the Board of Governors, SVNIT, an undertaking may be asked from NBCC that, the safety and durability along with the safe service life of the repaired and rehabilitated New CRC building will not be compromised. It was also resolved that***

*Handwritten signature*



*the defect liability period must be considered for five years post-handover of completed work to SVNIT.*

*“Further resolved to follow up with senior officials of NBCC to ensure for timely completion of repair works for the Department of Mathematics, Physics and Chemistry as per the completion target dates committed by the NBCC representative during the meeting i.e. Department of Mathematics by 30/05/2025, Department of Physics by 31/07/2025 and Department of Chemistry by 30/09/2025 positively.”*

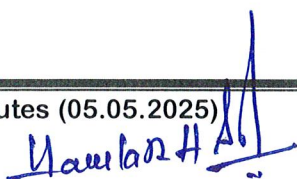
*[Action: Dean (P&D)/ NBCC]*

**Item: 83.04:** To note the status of ongoing works (maintenance & new construction) by CPWD.

**Reso.83.04:** The Executive Engineer, CPWD made presentation on the status of various ongoing construction works taken up by the CPWD at the SVNIT campus. It was deliberated that the work of Nehru bhavan and Narmad Bhavan hostels have lagged behind the scheduled date of completion. CPWD was requested for timely completion of all the works undertaken. After deliberations, it was:

*“Resolved to note the status of ongoing works by the CPWD. The CPWD authorities have to ensure that the assigned projects are completed as per the agreed time frame and without additional cost and time overrun. The repair works of various ongoing projects will be completed in all respects and handed over as per timelines mentioned below:*

- (i) Nehru Bhawan – to be completed on or before 31/05/2025.*
- (ii) Narmad Bhawan – to be completed on or before 30/06/2025.*
- (iii) Street Light – to be completed 5 months from the date of opening of the tender.*
- (iv) Gajjar Bhawan – tender to be published on or before 30/05/2025*
- (v) Old Academics Departments – Tender to be published by 15/05/2025.*
- (vi) Road Re-carpeting – to be completed on or before 15/06/2025.*
- (vii) Compound Boundary Wall and AV System – to be completed on or before 15/08/2025.*
- (viii) Platform and Stage (SAC) – Design of stage is under process.*
- (ix) Furniture for Administrative Building – tender to be published immediately after one week of date of BWC meeting.*



**(x) Drainage line behind Sarabhai Bhawan- completed on or before 15/08/2025.**

**[Action: Dean (P&D)/ Sr. Executive Engineer/ EE(C) CPWD]**

**Item 83.05:** To consider and approve the proposal of the estimate for the work of "Internal & External Painting, Water Proofing Treatment and Miscellaneous minor Civil works of Type V staff quarters (G+10) storey Building at SVNIT Campus, Surat" for the estimated cost of Rs.4,95,85,000/- (Rupees Four crore Ninety-Five lakh Eighty-Five thousand only) [including 3% contingencies and 11.03% EPF and ESI Charges].

**Reso.83.05:** The committee was informed that, based on the several complaints received from the residents of Type- V staff quarters for seepage issues in their respective quarters, during the visit of the Estate Section engineer seepage was observed in master bedrooms and balconies of many quarters and resulted in an unhygienic environment, characterized by fungus growth and dampness. Further, the paint on the walls has also got faded significantly. The building was constructed in the year 2016 and occupied in March 2017. Total 9 years from the date of construction has been elapsed. It was also discussed that as per CPWD norms regular maintenance works such as Internal and external painting has been proposed. Accordingly, CPWD was requested to submit the preliminary estimate. The CPWD has submitted preliminary estimate amounting to Rs.4,95,85,000/- (Rupees Four crore Ninety-Five lakh Eighty-Five thousand only) [including 3% contingencies and 11.03% EPF and ESI Charges]. After deliberations, following resolution was adopted;

***"Resolved to recommend to the Finance Committee and Board of Governors to approve the proposal of the work of "Internal/ External Painting Work and Treatment of Seepage Issue for Type-V Staff Quarters at SVNIT Campus Surat" at the estimated cost of Rs 4,95,85,000/- (Rupees Four crore Ninety-Five lakh Eighty-Five thousand only) [including 3% contingencies and 11.03% EPF and ESI Charges]. The work will be executed through the CPWD and the expenditure will be made under the Budget Head OH-31. It was also resolved that upon completion of the Internal / External Painting Work and treatment of seepage of Type-V Staff Quarters, CPWD will assure defect liability of the work for 03 years."***

**[Action: Dean (P&D)/ Sr. Executive Engineer / EE(C) CPWD]**





**Item: 83.06 To consider the proposal of Additional Electrical and Mechanical Works at Administrative Building and 02 nos. of Lecture Hall Complexes in the SVNIT Campus, Surat.**

**Reso.83.06:** It was informed that, the HT power supply to the Administrative Building was being fed from SS-01. During execution, one VCB breaker was repaired and re-commissioned on 14/09/2024 but failed due to a vacuum seal failure on 30/09/2024. On inspection further, it was found that the complete mechanical assembly of the second breaker was inoperative. Both 16-year-old VCB units are therefore beyond repair. The related test reports were submitted by CPWD. To provide power supply and safety it has been proposed to install two new 22 kV outdoor VCB units and it was also proposed to install HT and LT insulation mats near the respective panels; a DALI controller for Senate Hall luminaires; a split air-conditioning arrangement in the control rooms housing the BMS controller, CCTV network and LAN gateways; and inclusion of various administrative lighting inventory and miscellaneous items into the P.E. The P.E. submitted by CPWD of Rs.96,69,331/- (inclusive of EPF @ 3.125%, ESI @ 0.813% & contingencies @ 5%) was placed before the 82<sup>nd</sup> BWC and which has been deferred with a direction to revise the P.E. and CPWD was informed to segregate the scope into three distinct works and CPWD has submitted the revised P.E. of Rs. 83,73,816/- (inclusive of EPF @ 3.125%, ESI @ 0.813% & 5% contingencies). After deliberations, following resolution was adopted;

***“Resolved to recommend to the Finance Committee and Board of Governors to approve the proposal of Additional Electrical and Mechanical Works at Administrative Building and 02 nos. of Lecture Hall Complexes in the SVNIT Campus, Surat at the estimated cost of Rs. 83,73,816/- (Rupees Eighty-Three Lakh Seventy-Three Thousand Eight Hundred Sixteen only) [including 3% contingencies and 11.03% EPF and ESI Charges]. The work will be executed through the CPWD and the expenditure will be made under the Budget Head OH-35. It was also resolved that upon completion of the work of Additional Electrical and Mechanical Works at Administrative Building and 02 nos. of Lecture Hall Complexes, CPWD will assure defect liability of the work for 05 years. It is also resolved that all items should be considered in single tender.”***

***[Action: Dean (P&D)/Sr.EE/EE(E)/CPWD]***





**Item: 83.07** To consider and approve the proposal of the work of "Repairing and Painting on existing MS Pipes / Railings at Swami Vivekanand Bhavan in SVNIT, Surat" at the estimated cost of Rs.19,06,600/-.

**Reso:83.07:** It was informed that the work involves Repairing and Painting on existing MS Pipes / Railings at Swami Vivekanand Bhavan in SVNIT, Surat. The external expert invited during the meeting emphasized that the corroded MS Pipes / railing be replaced in the balconies to the extant. After deliberations, it was:

***"Resolved to approve the proposal for the work of "Repairing and Painting on existing MS Pipes / Railings at Swami Vivekanand Bhavan in SVNIT, Surat" at the estimated cost of Rs.19,06,600/- (Rupees Nineteen Lakh Six Thousand Six Hundred). The corroded MS Pipes / Railings must be replaced in balconies adequately. The expenditure will be made under the Budget Head "M & R lands & Maintenance 1/92" (OH-31).***

***[Action: Dean (P&D) / Sr. EE/EE(Civil)]***

**Item: 83.08** To consider and approve the proposal of Supplying and Laying Gravel and fencing along with paver blocks in the Electrical Substation-01 Switchyard at SVNIT Campus, Surat.

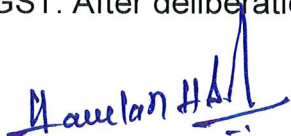
**Reso. 83.08:** It was informed that this work involves Laying Gravel in the Electrical Substation-01 Switchyard at SVNIT Campus, Surat. It has been observed that the switchyard has water logging problems during monsoon which is quite unsafe and affects functionality of the substations. After deliberations, it was:

***"Resolved to approve the proposal of "supplying and laying gravel and fencing in the electrical substation-01 switchyard at SVNIT Campus, Surat" for the estimated cost of Rs.22,59,760/- (Rupees Twenty-Two Lakh Fifty-Nine Thousand Seven Hundred and Sixty Only) including GST. The expenditure will be made under the Budget Head OH-31".***

***[Action: Dean (P&D) / Sr. EE / EE(Electrical)]***

**Item: 83.09** To consider and approve the proposal of Additional expenditure for Fire Protection Works at Nehru & Narmad Bhavan in the SVNIT Campus, Surat.

**Reso. 83.09:** It was informed that Fire protection works were not included in the agreement for the ongoing repair and renovation of Nehru & Narmad Bhavan Hostels. Accordingly, CPWD has submitted an estimate of Rs.7,96,860/- (Rupees Seven Lakh Ninety-Six Thousand Eight Hundred and Sixty Only) including GST. After deliberations, it was:



***“Resolved to approve the proposal for additional expenditure of Rs.7,96,860/- (Rupees Seven Lakh Ninety-Six Thousand Eight Hundred and Sixty Only) including GST for Fire Protection Works at Nehru & Narmad Bhavan in the SVNIT Campus, Surat. The expenditure will be met within the sanctioned amount for Special Repair, Renovation, & Upgradation including EI Works of Narmad & Nehru Bhavan Hostel Building at SVNIT Campus, Surat.”***

***[Action: Dean (P&D) / Sr. EE]***

**Item: 83.10** To ratify the action taken by the Director in approving to release additional 6% GST on all bills pertaining to the Annual Maintenance Contract for Civil works of Residential and Non-residential Buildings in SVNIT Campus, Surat.

**Reso. 83.10:** It was informed that, the Annual Maintenance Contract for Civil works of Residential and Non-residential Buildings in SVNIT Campus, Surat was awarded to M/s. Arvind Infra Projects at their lowest quoted rate of 13.50% below the estimated cost of Rs.2,81,53,176/-. M/s. Arvind Infra Projects has requested for release of additional 6% GST on all bills. It was discussed that the GST reimbursement should be done as per CPWD procedure only. The said tender was prepared on basis of CPWD DSR 2021 which comprised of 12% GST on all civil items. As per office order no. 158/SE(TAS)/GST/2022/331, Dt.10/08/2022 from CPWD, the GST rates for civil works has been revised from 12% to 18% w.e.f. 18th July, 2022. Also, as per section F, clause '7' of the agreement of work, the GST rates have been defined 'as applicable' during the work execution period. Looking into the above considerations, additional 6% GST on all bills pertaining to the Annual Maintenance Contract for Civil works of Residential and Non-residential Buildings in SVNIT Campus, Surat works tender was approved by the Director of the Institute. After deliberations, it was:

***“Resolved to ratify the action taken by the Director in approving to release of additional amount on account of increase in GST on all bills pertaining to the Annual Maintenance Contract for Civil works of Residential and Non-residential Buildings in SVNIT Campus, Surat as per the formula worked adapted by CPWD ”***

***[Action: Dean (P&D) / Sr. EE]***

**Item: 83.11** Approval for “Demolition of Dispensary (Health Centre) at SVNIT Campus, Surat at the estimated cost of Rs 1,30,088/-.”

*Hanuman H*



**Reso. 83.11:** It was informed that, in view of the dilapidated condition of Health Centre (Built-up area 290.26 sqm), it is required to demolish the Health Centre building to avoid any unfortunate incident. Further, as per visual inspection and condition assessment report of Dispensary (Health Centre) building, the experts of Civil Engineering Department have declared It **"Totally Unsafe"**, As most of the building components are in dangerous condition and the building is showing high magnitude of distress level. Also, the New Health Centre is planned at the same location of Health Centre. It will not be economically viable to go for major repairing of the building. The brief information about these buildings is tabulated below:

Sr. No.	Building	Built-up Area (sqm)	Date of Cons.	Cost of Cons. (Rs.)	Book value as on 31/03/2024 (Rs.)	Salvage Value Calculated (Rs.)
1	Health Centre	290.26	20/01/1973	45,603/-	1.00	1,30,088/-
	Extension of Health Centre		08/02/2002	3,29,936/-	171566.72	
	Total (say)				1,71,567	1,30,088/-

After deliberations, it was:

***"Resolved to approve the proposal for "Demolition of Dispensary (Health Centre and Extension of Health Centre) at SVNIT Campus, Surat at the salvage value of Rs. 1,30,088/-."***

***[Action: Dean (P&D) / Sr. EE]***

**Item 83.12:** To consider and approve the proposal of the estimate for the work of "Construction of Box Cricket set-up at SAC Ground, SVNIT Campus Surat" for the estimated cost of Rs.35,81,228 /-.

**Reso. 83.12:** It was informed that this work includes "Construction of Box Cricket set-up at SAC Ground, SVNIT Campus Surat" for the estimated cost of Rs.35,81,228/- . After deliberations, it was:

***"Resolved to approve the proposal for the work of "Construction of Box Cricket set-up at SAC Ground, SVNIT Campus Surat" at the estimated cost of Rs. 35,81,228 /-. However, MS Pipe structure can be replaced by GI pipe for better durability against corrosion. The expenditure will be made under the Budget Head OH-35."***

*Hanuman H. S.*

***[Action: Dean (P&D) / Sr. EE]***



**A.O.B.**

**Item 83.13.1:** To consider and approve the revision of the financial limit for placing proposals before the Building & Works Committee from above Rs.5.00 lakh to above Rs.10.00 lakh, for construction/repair and maintenance works.

**Reso.83.13.1:** It was informed that, as per present practice, the proposals above Rs.5.00 lakh related to construction/ repair and maintenance within the approved budgetary provisions of the Institute are being recommended / approved by the Building & Works Committee of the Institute. This practice is being followed since long. There are many works which is of urgent nature and exceeding the limit of current limit Rs.5.00 lakh. Institute take approval from the Building & Works Committee to initiate the tendering process. Looking into these situation, it was proposed to revise the limit of proposal to be placed before the Building & Works Committee from current amount of above Rs.5.00 lakh to above Rs.10.00 lakh for construction/ repair and maintenance. After deliberations, it was:

***“Resolved to recommend to the Finance Committee and Board of Governors to revise the financial limit for placing proposals before the Building & Works Committee above Rs.10.00 lakh for construction/ repair and maintenance works.”***

**Item 83.13.2:** To consider and approve the revision of the financial limit for assigning original/minor works to CPWD from above Rs.30.00 lakh to above Rs.60.00 lakh.

**Reso.83.13.2:** It was informed that, the 40<sup>th</sup> Finance Committee and 57<sup>th</sup> BoG Meeting held on 26.03.2021 resolved to assign the original/minor works of value above 30.00 lakhs to the CPWD and in the event of non-availability of CPWD to undertake such works/ urgency of the such works, the work shall be executed by the Estate Section of the Institute with due approval of Building & Works Committee / Finance Committee as the case may be as per GFR Rule 133 (2) and GFR Rule 133 (3).

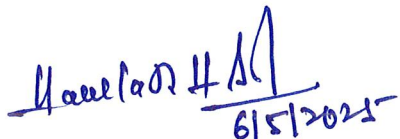
Recently, the Institute has implemented the O.M No. F.-1/3/2024-PPD dated 10.07.2024 regarding amendment in General Financial Rules 2017 which was reported in 75<sup>th</sup> BoG meeting held on 20.11.2024. As per amendment in Rule 133 (2) & Rule 133 (3), the said limit of Rs.30.00 lakh has been revised to Rs.60.00 lakh. Hence, it was proposed to revise the limit for assigning the original/minor works to CPWD from above Rs.30.00 lakh to above Rs.60.00 lakh. After deliberations, it was:



***“Resolved to recommend to the Finance Committee and Board of Governors to approve the revision of the financial limit for assigning original/minor works to CPWD from above Rs.30.00 lakh to above Rs.60.00 lakh as per amendment in GFR Rule 133 (2) & Rule 133 (3).”***

***Further resolved that, in the event of non-availability of CPWD to undertake such works/ urgency of the such works, the work shall be executed by the Estate Section of the Institute with due approval of Building & Works Committee / Finance Committee as the case may be.”***

The meeting ended with vote for thanks to the Chair.

  
6/5/2025

**(K. K. SINGH)**  
**Registrar I/C**  
**Member Secretary**



**(Prof. Anupam Shukla)**  
**Chairman**  
**Building & Works Committee**