



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

Minutes of 84<sup>th</sup> meeting of the Building & Works Committee (B&WC) of the Sardar Vallabhbhai National Institute of Technology, Surat held on 7<sup>th</sup> July, 2025, at 3:30 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 Mukesh Kumar, Director, 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 Raipur             | : Member<br>(Through Online) |
| 5. Prof. Ravi Kant, 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), SVNIT, Surat              | : Special Invitee            |
| 9. Dr. S. R. Arya, Associate Dean (P&D), SVNIT, Surat                   | : Special Invitee            |
| 10. Dr. N. D. Jariwala, Associate Dean (P&D), SVNIT, Surat              | : Special Invitee            |
| 11. Dr. Deepam Patel, Sr. E.E., SVNIT, Surat                            | : Special Invitee            |
| 12. Shri Mudit Bhatnagar, CWM (Engg), NBCC                              | : Special Invitee            |
| 13. Shri Jayant Shekokar, SE, CPWD                                      | : Special Invitee            |
| 14. Shri Jay Patel, EE, CPWD  | : Special Invitee            |
| 15. Shri Yashdeep Sachdeva, EE, CPWD                                    | : Special Invitee            |
| 16. Shri Ajit Palsania, EE, CPWD  | : Special Invitee            |

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11.07.2025

At the outset, the Chairman welcomed all the Members present in the B&WC Meeting and conveyed them thanks for sparing their time for the meeting. Thereafter, following agenda items were taken up for discussion:

**Item 84.01: To confirm the minutes of the 83<sup>rd</sup> Building & Works Committee Meeting held on 05.05.2025.**

**Reso.84.01:** "Resolved to confirm the minutes of the 83<sup>rd</sup> meeting of Building & Works Committee held on 05.05.2025".

**Item 84.02: To note the action taken on the resolutions passed at the 83<sup>rd</sup> Building & Works Committee Meeting held on 05.05.2025.**


**Reso.84.02:** "Resolved to note the action taken on the resolutions passed in the 83<sup>rd</sup> meeting of Building & Works Committee held on 05.05.2025".

**Item 84.03: To consider and note on-going repair works being carried out by NBCC for various buildings constructed by NBCC during 2008-2016.**

**Reso.84.03:** In 83<sup>rd</sup> B&WC meeting, it was resolved that the repair works of the Department of Mathematics, Physics and Chemistry should be completed by 30/05/2025, 31/07/2025 and 30/09/2025 respectively. However, it is observed that the repair work of Department of Mathematics is still on-progress. It was also discussed at length that in past NBCC has missed the timelines several times after committing the same to the B&WC committee.

A joint site visit was conducted on 18.06.2025 by officials from NBCC, the Estate Office, and the Heads of the concerned departments to assess the progress of the ongoing repair works in the Departments of Mathematics, Physics, and Chemistry. During the visit, it was observed that approximately 90% of the repair work has been completed in the Department of Mathematics, 50% in the Department of Physics, and only 20% in the Department of Chemistry. Specifically, in the Department of Chemistry, only one-fourth of the terrace slab repair has been completed. The pace of work in the Department of Physics is notably slow, raising concerns about timely completion. It is felt that NBCC has engaged comparatively less manpower at the site, which is contributing to the slow progress. To ensure that the repair works are completed within the scheduled timeframe, it is essential that NBCC deploy additional manpower and resources immediately.

As per the decisions taken in the 83<sup>rd</sup> Building and Works Committee (B&WC) meeting, NBCC was directed to ensure that all waterproofing treatment works carried out by them are backed with a 10-year guarantee period. However, the response from NBCC in this regard is still awaited. Additionally, for the repair

  
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of the New CRC building, NBCC has submitted the proposed methodology, a copy of the tender, and a draft Memorandum of Understanding (MoU) on 06.05.2025. Despite these submissions, NBCC has yet to provide the required undertaking confirming that the safety, durability, and service life of the rehabilitated building will not be compromised in any manner. The committee was apprised that NBCC had already been informed to submit this undertaking vide letter no.: Estate/107/2025-26, dated 22.05.2025.

**After detailed deliberations, it was:**


***“Resolved that NBCC shall submit an undertaking confirming that the safety, durability along with the service life of the rehabilitated building will not be compromised in any manner. Prior to the commencement of the repair and rehabilitation work, Memorandum of Understanding (MoU) between NBCC and SVNIT, Surat must be signed, subject to vetting by the Institute’s legal advisor.”***

***“Further, resolved that the defect liability period for the completed work shall be considered as five years’ post-handover. NBCC will be held responsible for ensuring the serviceable life of the building as in accordance with CPWD Maintenance Manual.”***

***“Further, resolved that NBCC shall prepare a detailed project commencement and completion schedule, indicating all activities necessary to meet the completion timeline and submit to SVNIT before commencement of the repair and rehabilitation work.”***

***“Further, resolved to follow up with senior officials of NBCC to ensure the 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. 31.07.2025 for Mathematics, 31.08.2025 for Physics, and 15.10.2025 for Chemistry.”***

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



**Item: 84.04:** To note the status of ongoing works (maintenance & new construction) by CPWD.

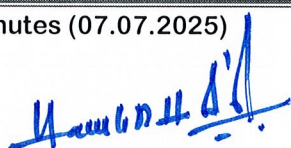
**Reso.84.04:** The Executive Engineer, CPWD made presentation on the status of various ongoing construction works taken up by the CPWD at the SVNIT campus. CPWD was requested for timely completion of all the works undertaken. After deliberations, it was:

*“Resolved to note the status of ongoing works being executed by the CPWD. The CPWD authorities have to ensure that all the assigned projects are completed strictly within the agreed time frame and without additional cost and time overrun. The repair works of various ongoing projects must be completed in all respects and handed over in accordance with the following timelines:*

- (i) Nehru Bhawan – Room works to be completed on or before 15.07.2025, and common areas including the lawn to be completed on or before 31.08.2025.*
- (ii) Narmad Bhawan – All works to be completed on or before 30.09.2025.*
- (iii) Gajjar Bhawan – Works to be commenced on or before 30.07.2025.*
- (iv) Old Academics Departments – Works to be commenced on or before 30.07.2025.*
- (v) Road Re-carpeting (Phase – III) – Estimate preparation to be completed on or before 15.08.2025.*
- (vi) Compound Boundary Wall and AV System – All works to be completed on or before 15.08.2025.*
- (vii) Platform and Stage (SAC) – Tender to be published on/before 30.07.2025*
- (viii) Furniture for Administrative Building – Tender to be published immediately on or before two weeks of date of BWC meeting.*
- (ix) Drainage line behind Sarabhai Bhawan- Work to be completed on or before 15.08.2025.*

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

**Item 84.05:** To consider the proposal for repair and recarpeting of additional road from unspent balance amount of the work “Repairing and Recarpeting of Existing campus road (phase-II) at SVNIT Campus Surat”.





**Reso.84.05:** The committee was informed that, the work of "Repair and Recarpeting of Existing campus Road (phase-2) in SVNIT Campus, Surat" has been awarded to CPWD vide letter Dated; 27/02/2025. The 50<sup>th</sup> Finance Committee and 73<sup>rd</sup> BoG meeting held on 22.05.2025 approved the preliminary cum detailed estimate of Rs.5,48,18,955/- (including 3% Contingencies 11.03% EPF and ESI) submitted by CPWD. A segment of road connecting Main Gate-1 to Narmad Bhavan Hostel and around Type "B" and "C" quarters demand re-carpeting and hence CPWD may be requested to repair/ recarpet of additional length of roads as an additional work from the savings of the original work. The additional roads of length of 904 meter (approx.) will be considered. The expenditure of the work will be carried out from the balance saving of original sanctioned work and will not exceed the original sanctioned cost i.e Rs. 5,48,18, 955/-.After deliberations, following resolution was adopted;

***"Resolved that the proposal for the left-over campus roads for repair and recarpeting under Phase-III be placed in the subsequent Building and Works Committee (B&WC) meeting with detailed estimate for consideration and necessary approval."***

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

**Item: 84.06** To consider the proposal for construction of additional length of compound wall from the unspent balance amount of the work of "Removing and Reconstructing Compound Wall with Fixing Concertina Coil Fencing Behind Bhabha Bhavan to EWS Hostel at SVNIT Campus Surat".

**Reso.84.06:** It was informed that, the work of "Removing and Reconstructing Compound Wall with Fixing Concertina Coil Fencing Behind Bhabha Bhavan to EWS Hostel at SVNIT Campus Surat" has been awarded to CPWD vide letter Dated; 04/07/2024. 50<sup>th</sup> Finance Committee and 73<sup>rd</sup> Board of Governors meeting held on 22.05.2024 approved the preliminary cum detailed estimate amounting to Rs.1,24,90,929/- (including 3% Contingencies 11.03% EPF and ESI). During the process of necessary approvals and execution of works by CPWD, it has been observed that a segment of the compound wall, i.e. approximately 25.0 meters, behind Gajjar Bhavan Hostel has been collapsed. Additionally, the coil fencing adjacent to the compound wall behind Swami Vivekananda Bhavan Hostel is also found to be damaged. Similar work is under the scope of the ongoing work. Hence, CPWD may be requested to construct the segment of the compound wall behind Gajjar Bhavan hostel for the damaged portion of the wall and also to raise the height of the compound wall with fixing of concertina coil fencing behind Swami Vivekananda Bhavan Hostel from the savings of the original work. The expenditure of the work will be carried out from the unspent balance of original sanctioned work and will not exceed by

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the original sanctioned cost i.e. Rs.1,24,90,929/-. After deliberations, following resolution was adopted;

***“Resolved to approve the proposal for construction of a collapsed segment of the compound wall behind Gajjar Bhavan Hostel and the repair / replacement of the damaged coil fencing adjacent to the compound wall behind Swami Vivekananda Bhavan Hostel. The work is to be executed under the sanctioned amount of the work “Removing and Reconstructing Compound Wall with Fixing Concertina Coil Fencing Behind Bhabha Bhavan to EWS Hostel at SVNIT Campus, Surat.” The CPWD shall ensure a defect liability period of five (05) years for the executed works.***

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

**Item: 84.07** To consider and recommend to Finance Committee and Board of Governors to approve the proposal of the estimate for the work of “Annual Maintenance Contract for Civil works of Residential and Non-residential Buildings in SVNIT Campus, Surat” for the estimated cost of Rs.5,00,00,000/-.

**Reso:84.07:** It was informed that the Estate section addresses the repair and maintenance as well as additions and alterations requirements in timely manner for hassle free functioning of various non-residential facilities and residential facilities including water supply and drainage lines. Considering the magnitude of complaints, its resolution becomes tedious due to individual approvals and is not in the best interest of the institute. Hence, it is required to curtail and minimize the time required for the approval process by awarding Annual Maintenance Contract (AMC) for maintenance related to civil works. The amount for so has been arrived considering the expenditure incurred in the previous financial year pertaining to maintenance works (Average expenditure for civil repair works in last 5 past years amounts to Rs.3,21,32,113/-). Currently, AMC tender for civil works is also in place w.e.f. 17.01.2025 for one year, amounting to Rs.2,81,53,176/-. As on 23.06.2025, approx. Rs.63,00,000/- worth of works have been executed under this ongoing AMC tender. The existing AMC for civil works was prepared based on DSR 2021 and the proposed AMC for civil works is based on DSR 2023. Considering these facts, an estimate has been prepared for the Annual Maintenance Contract for Civil works of Residential and Non-residential Buildings in SVNIT Campus, Surat, which works out to Rs.5,00,00,000/- (Rupees Five crore only) inclusive of all taxes for one year, extendable by another one year or till the exhaustion of the tendered amount, whichever is earlier. During the meeting, the members were of the opinion that the items included in AMC tender for civil works should remain similar to those in the current AMC for civil works tender. It was also suggested that the cost estimate be revised as per the DSR

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2023 to ensure updated and standardized rates. Accordingly, the last tender amount i.e. Rs.2,81,53,176/- as per the DSR 2023 will be revised with the DSR 2023. After deliberations, it was:

***“Resolved to recommend to the Finance Committee and the Board of Governors that proposal of the Annual Maintenance Contract for Civil works of various residential and non-residential buildings at SVNIT Campus be considered with an estimated cost of Rs. 3,42,28,258.00 (Three Crore Forty-Two Lakh Twenty-Eight Thousand Two Hundred Fifty-Eight Only). The expenditure will be incurred under Budget Head (OH-31) considering items under DSR 2023 along with other essential non-DSR items required for the regular maintenance of the civil works in-line with the current ongoing tender of AMC for Civil works.”***

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

**Item: 84.08** To consider and approve the changes in the Tender Floating Process and Defect Liability Period as proposed by CPWD for Additional E&M Works at the Administrative Building and Lecture Hall Complexes.

**Reso.84.08:** It was informed that, the 55<sup>th</sup> Finance Committee and 78<sup>th</sup> Board of Governors meeting held on 16.05.2025 approved the proposal for the Additional Electrical and Mechanical (E&M) works at the Administrative Building and two Lecture Hall Complexes in the SVNIT Campus, Surat at an estimated cost of ₹83,73,816.00 (Rupees Eighty-Three Lakh Seventy-Three Thousand Eight Hundred and Sixteen Only), including 3% contingencies and 11.03% EPF and ESI charges. The work will be carried out by CPWD. Initially, it was proposed to execute the work through a single tender, which included the following components:

- 1.Installation of 22 kV VCB and associated works
- 2.Installation of various lighting fixtures and associated works
- 3.Installation of HT/LT insulation mats along with other miscellaneous items

CPWD was also instructed to ensure a uniform defect liability period of five years for the entire scope of work. However, CPWD, through their letter informed that the 22 kV VCB work shall be taken up under a separate tender due to its unique specifications and technically critical nature. The remaining works will be grouped under a separate tender with appropriate subheads. CPWD has further proposed revised defect liability periods for each item, as confirmed by the respective OEMs, as follows:

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- VCB: 02 Years
- LED Lighting Fixtures: 05 Years
- HT/LT Insulation Mats and Miscellaneous Items: 03 Years

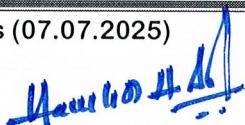
After deliberations, it was:

***“Resolved to recommend to the Finance Committee and the Board of Governors to approve the proposal of CPWD for changes in the Tender Floating Process for Additional E&M Works at the Administrative Building and Lecture Hall Complexes, i.e., Separate tender for VCB and separate for LED Lighting Fixtures & HT/LT Insulation Mats and Miscellaneous Items. Further, the Defect Liability Period for VCB shall be 02 years, for LED Lighting Fixtures shall be 05 years and HT/LT Insulation Mats and Miscellaneous Items shall be 03 years.*”**

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

**Item: 84.09** To consider the proposal for New “Annual Operation and Maintenance Contract for Electrical System (LT AMC)” and extension for existing LT Annual Operation and Maintenance Contract for 6 Months or till finalization of new tender.

**Reso. 84.09:** It was informed that, the existing Annual Operation and Maintenance Contract for Electrical System (LT) in the SVNIT campus, Surat was awarded to M/s. Mayur Electric Works, Surat is going to expire on 10/07/2025. In this connection, it is required to initiate the process of the new “Annual Operation and Maintenance Contract for Electrical System (LT AMC)” in the SVNIT campus, Surat. Accordingly, an estimate is prepared based on CPWD DSR (E&M) 2022, DSR 2025 vol-II rates. The items that are not available in CPWD DSR (E&M) 2022, DSR 2025 vol-II are considered from the revised GSOR 2022-23/Market rate. The scope of the work will cover maintenance of all the electrical inventories including Distribution Boards, Mains (Wire), AC modular starters, MCBs, MCCBs, switches, sockets, plugs top, Light fittings, rewinding works of fans, rewinding works of exhaust fans, regulators, cables along with cable laying works & necessary end termination works, etc. including the location of faults in LT cable and making straight joints and servicing of various LT panels, respective Air Circuit Breakers (ACB), daily routine maintenance activities i.e: to rectify all the electrical complaints of Academic Zone, Hostels, Staff Quarters & Guest House, and all the electrical components required for electrical maintenance work. As per the CPWD DSR (E&M) 2022/DSR 2025 vol-II/GSOR 2022-23/Rate Analysis/MR the total estimated cost of the said work would be of Rs. 2,02,09,221.00 (Rupees Two Crore Two Lakh Nine Thousand Two Hundred and Twenty-One Only) including GST. The Annual Operation and Maintenance Contract (Work Order No. GEMC-511687721116459, dated 04/07/2024) for the Electrical System (LT AMC) in





the SVNIT Campus, Surat with M/s. Mayur Electric Works, Surat at the cost of Rs.1,50,87,960.00 (inclusive of materials, manpower, PF, workmen compensation policy, bonus, and applicable GST) will be completed on 10/07/2025. After deliberations, it was:

***“Resolved to recommend to the Finance Committee and the Board of Governors to approve the proposal of New “Annual Operation and Maintenance Contract for Electrical System (LT AMC)” at the total cost of Rs. 2,02,09,221.00 (Rupees Two Crore Two Lakh Nine Thousand Two Hundred and Twenty-One Only) including GST. The tendering process will be carried out through the Government-e-Marketplace (GeM)/ Central Public Procurement Portal (CPPP), and the expenditure will be incurred under Object Head (OH)-31.***

***“Further, resolved to extend the existing LT AMC contract for a further period of six months, i.e., from 11/07/2025 to 09/01/2026, or until the award of the new contract, whichever is earlier, at the cost of Rs. 77,71,086/- (Rupees Seventy-Seven Lakh Seventy-One Thousand Eighty-Six Only) including GST and the expenditure will be incurred under Budget Head (OH-31).***

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

A.O.B.

**Item: 84.10.1** To consider and grant approval the installation of statue of Sardar Vallabhbhai Patel donated by SVNIT Alumni Er Bhadresh Shah (Batch 1976, Civil) at appropriate location on institute campus.

**Reso: 84.10.1** It was informed that, a statue of Sardar Patel (fiber make, approx. 12 feet tall) approximate worth of Rs 2.5 lakh has been donated to the institute by Alumni-Er Bhadresh Shah (Civil 1976) with a request to place it at prominent location. The necessary expenses for its installation and commissioning at the selected location will be borne by the donor. The Director of the Institute may constitute a committee to identify a few suitable locations on the campus for its installation. After deliberation,

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16.7.25



*“Resolved to approve the proposal for installation of statue of Sardar Vallabhbhai Patel donated by SVNIT Alumni Er Bhadresh Shah (Batch 1976, Civil). The Director of the Institute is empowered to make final decision for the location to install the Statue based on the recommendation of the duly constituted Committee for the same.”*

The meeting ended with vote for thanks to the Chair.

*K. K. Singh*  
12.07.2025

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

*अनूपम शुक्ला*  
12/7/25

(Prof. Anupam Shukla)  
Chairman  
Building & Works Committee

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CONFIRMED

*अनूपम शुक्ला*

अध्यक्ष/CHAIRMAN  
सदन एवं कार्य समिति  
BUILDING AND WORKS COMMITTEE  
स. व. रा. प्रौ. सं. सुरत  
SVNIT, SURAT