



Ref: IISERBPR/IWD/2026/84

Date 02-04-2026

**Minutes of the 2026-02/23rd Meeting of
the Building and Works Committee of IISER Berhampur**

A meeting of the Building and Works Committee (B&WC) of IISER Berhampur was held on 09.03.2026, at 3.00 PM in the Board Room. Prof. Ashok Kumar Ganguli, Director, IISER Berhampur chaired the meeting. The following members were present:

- Prof. Ashok Gupta, (Retd.), Civil Engineering Department, IIT Delhi, Member **(Online)**.
- Shri B. N. Malhotra, Retd. SDG, CPWD, Member.
- Shri Virendra Pandey, Retd. EECumSM (E&M), CPWD, Member.
- Shri Amardeep Titoria, Retd. Chief Architect, CARC, Member. **(Online)**
- Dr. K. Ramamurthy, Dept. of Civil Engineering, IIT Madras **(Online)**
- Shri Pradeep Kumar Ray, Registrar, IISER Berhampur. Member **(Online)**
- Shri Jagannath Patro, Superintending Engineer, IISER Berhampur; Member Secretary, B&WC.

Special invitees:

- Shri Pawan Kumar, CE cum ED, CPWD.
- Shri Sanjay Majhi, Sr. EE(E), IWD, IISER Berhampur.

The Chairperson, B&WC welcomed all the members.

With the chair's permission, the agenda items were presented by the Member- secretary. The B&WC members discussed them in detail and the decisions are as under:

Agenda item no. 23.01

Report of the Institute Engineer (I/c), IISER Berhampur.

The Institute Engineer (SE), IISER Berhampur presented a report on the activities of the Institute vis-a-vis construction of the permanent campus, vacating of the Transit Campus Building and Hostels.

Agenda item no. 23.02

Confirmation of the Minutes of Meeting of the 22nd B&WC held on February 04, 2026.

The committee was informed that no comments were received from the members on the Minutes of the said Meeting which was circulated through email to all members. Therefore, the Minutes of Meeting of the 22nd B&WC held on February 04, 2026 were confirmed, as circulated on 24-02-2026.

Agenda item no. 23.03

To consider the Action Taken Report (ATR) on the decisions taken in the 22nd meeting of the B&WC, IISER Berhampur held on February 04, 2026.

The Action Taken Report on the decisions taken in the 22nd B&WC meeting was presented by the Secretary and was noted by the members.

Agenda item no. 23.04

The status of various deposit works of CPWD, viz. Comprehensive integrated consultancy services, Construction of IISER Berhampur Permanent campus, TPQA, SITC of Solar Power & Construction of Boundary Wall is as below:

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The CE cum ED, CPWD presented the status and progress of various deposit works assigned to CPWD. The Power Point Presentation was given by CPWD and the B&WC members opined that the target dates submitted by **CPWD appear unrealistic and CPWD is regularly shifting dates** without taking any action on the contractors.

Further, the Committee reviewed the status of various deposit works being executed by CPWD, based on the presentation made by CPWD.

Other points discussed are as below:

1. **Handing over of Drawings & Documents:** SE, IWD, informed that all the drawings have not been made available by CPWD. As all the original approved plans, as well as post construction as-built approved plans are required to be kept in the safe custody of the Institute, the members desired that soft copies of all drawings of each building, should be provided by CPWD to the IWD within a week. The set of drawings should include all GFC as well as as-built building plans, structural drawings, shop drawings, all services layout, etc. The Chairperson asked CE, CPWD to provide soft copies of all drawings, along with a list thereof to IWD by 20.03.2026 and the hard copies by 31.03.2026. IWD shall document the original hard copies of all the drawings for safe custody.
2. **Horticulture work:** CE, CPWD informed that the horticulture work component of the contract with M/s NKG has been withdrawn from M/s NKG under terms of agreement on account of their non-performance and tenders are being invited for the balance work, which is expected to be awarded by 31.03. 2026.
3. **Office Furniture Work:** CE, CPWD stated that office furniture is under production and the almirahs shall be reaching the campus by 31.03. 2026.
4. **Lab Furniture work:** CE, CPWD informed that the first lot of furniture will come by 15.04.2026. In this regard, the Chairperson stated that the delay in fume hood installation will affect the shifting of research labs from Transit campus to Permanent Campus and fume hood work needs to be expedited at the earliest. CPWD assured to expedite the installation work of the first lot of all eight (08) fume hoods by the end of April 2026. The members stressed the need of erecting the ducts immediately for early commissioning of the fume hoods, which has not started at site as yet.
5. **Kitchen Cabinets:** CPWD informed that the material for kitchen cabinets in the staff quarters (Type-II & III in Block-1 & 2 and Type-IV & IVs) will reach the site within one week and the installation work will be completed within three weeks thereafter.
6. **ICT:** The Chairperson stated that the incomplete works & defects need to be completed on priority in the occupied buildings and the handing over & taking over of the ICT works should be completed before 23rd March 2026, which was agreed by CPWD.
7. **Delay in completion of freight lift:** CE, CPWD informed that as M/s NKG has declined to provide the freight lift in lieu of the passenger lift, CPWD is inviting separate tenders for the same. The members deliberated on the issue and suggested that CPWD should expedite the installation of the freight lift as it is urgently required for shifting of equipment and furniture. It was also suggested that the lift so installed should preferably be of the same make as those already installed in the campus for minimising inventory and smooth maintenance and AMC.
8. The Chairperson asked CPWD, to provide the tentative final completion cost of the project, along with detailed justification, by 7th April 2026.

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9. The Chairperson directed that CPWD should submit a white paper on the project, including details of all notices issued to the contractor M/s NKG, penalties imposed and other related actions. The same should be submitted to the Institute by 31.03 2026.
10. The members desired that CPWD should submit the details of defect rectification carried out in all buildings that have been handed over to IISER.
11. **Fire-fighting & alarm system:** The Committee directed CPWD to submit the handing over and taking over report of the fire-fighting system of the Guest House to IWD at the earliest. EE (E), CPWD also agreed to demonstrate satisfactory working of Fire Alarm and Public address system of Guest House in presence of IISER Engineer in both auto and manual mode, soon. Covers of detectors shall be removed for its functionality.
12. **Auditorium:** The Committee members observed that the top reinforcement and stirrups of a floor beam were found to have been cut. In response, CE, CPWD informed that the cutting was carried out by the contractor, M/s NKG, without informing CPWD. It was further stated that the reinforcement was cut due to level discrepancies and the issue has since been rectified by providing additional reinforcement bars through welding, vide their email dtd. 09-03-2026.

CE, CPWD informed that only one bar had been cut in one of the beams which statement was not convincing as the Architect and the designer would have adopted the same level for all the beams. The members expressed their concern with regard to the safety of the structure as even the stirrups of the beams had been removed. The members desired that CPWD should submit a detailed report in the matter, duly supported with the structural drawings and the corrective action duly marked on the same for each beam where rectification has been carried out. CPWD shall also certify the structural safety of the altered structural members as well as for the complete structure. Cost on 3rd party structural stability test shall be borne by CPWD/Agency, who is responsible for cutting of steel bars
13. **11 KV Underground Cable:** The Chairperson stated that CPWD shall check the feasibility of utilizing the existing 11KV overhead rural line in the campus and to submit a design & proposal so that IISER can take up the issue with M/s TPSODL, if found feasible.
14. The Institute Engineer informed that the staff, faculty, Guests are finding difficulty for vehicle parking due to the non-availability of proper car parking sheds near the academic building. It was suggested by the members that solar panels, being provided behind the Academic block, could be suitably raised to provide parking for staff, faculty and Guests. CE, CPWD was asked to explore the feasibility, the number of parking spaces that can be created and the financial implication, if any, to enable the Institute to take a decision in the matter. It was suggested that if found feasible, the numbers of covered parking proposed in front of Academic block and recommended in 20th BWC dtd. 16-04-2025 (agenda item no. 20.11), shall be reduced accordingly.

Agenda item no. 23.05

Construction of platform for installation of Pathani Samanta statue at IISERBPR.

The Committee members opined that installing the statue at an outdoor location is not advisable keeping in view the menace on account of dust and bird droppings. To ensure proper preservation of the statue, the members suggested that it would be preferable to install the statue in the atrium of Block-3. The Registrar has suggested that such type of big statue is normally installed in open areas where a lawn is developed. The members also suggested that while placing the statue in the atrium,

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a pedestal mounted bust would be more appropriate instead of full height statue. However, the Chairperson suggested that an internal Committee will be formed to discuss and finalize the location of the statue, the type of material to be used and the position of the statue along with the revised cost estimate i.e. for standing or sitting. The members felt that the estimate may be put up after finalisation of the above issues.

Agenda item no. 23.06

Annual Electrical Maintenance works for the buildings of IISERBPR Permanent Campus.

The Committee members suggested that the estimate and scope of work should be separated for maintenance work and capital work. Further, the Committee emphasized that emergency complaints should be attended within the specified time, failing which penalty provisions as per the contract conditions should be applied. The Chairperson also stated that an ERP-based system/maintenance module etc. should be implemented and all maintenance complaints should be registered electronically. The chairperson suggested the institute IT department will be asked to approach IIT Delhi, other institutes to finalise an e-complaint portal at the earliest.

Penalty clauses must be put in terms and conditions with time and amount of recovery from contractors' bills on each failure in attendance of emergent complaints. Maintenance schedule of quantities should have at least two parts: 1. Attending day to day complaints & 2. Provision of some emergent works required for establishing labs, offices, library, hostels, guest house, etc..

Agenda item no. 23.07

Meeting with DG, CPWD for plan of action – completion of the project at IISERBPR.

The Chairperson stated that an internal meeting will be convened on 19th March 2026 prior to the meeting with the DG, CPWD, to review the status of all ongoing CPWD works at IISERBPR. The Chairperson emphasized that precise and comprehensive documents, including a PPT and a detailed report, should be prepared for submission to the DG, CPWD. The report should highlight the various issues faced due to the non-responsiveness of CPWD.

The following issues were identified for inclusion in the report:

- Delays in project completion, leading to difficulties as the temporary campus at Govt. ITI building at Berhampur.
- Non-attendance to defect rectification works – The defects observed at handing over and complaints after occupation are not attended.
- Delay in handing over and taking over of buildings and related documents.
- Non-submission of drawings, such as Good for Construction (GFC) drawings and As-built drawings, completion certificates, clearance and NOCs from local authorities, complete Fire clearance, structural stability certificate, operation and maintenance manuals, training etc. are not submitted.
- Lift operation certificates not yet provided.
- Issues already communicated through letters addressed to the SDG, CPWD, which need to be highlighted.
- CPWD is not timely responding to the suggestions of B&WC.
- Leakage seepage issues in many buildings and toilets.
- Delay in completion of development works.
- Delay in completion of HVAC and long down time of the system: The campus is provided with 4 no.s 600TR capacity HVAC units but only one is working and the remaining are non-functional since beginning.
- Delay in procurement of lab furniture.

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- Delay in completion of solar system substation works, STP plants, waste treatment plant, auditorium, UGT, Staff quarters etc.

It was decided that all the above issues should be consolidated into a precise and comprehensive report for discussion during the meeting with the DG, CPWD.

Agenda item no. 23.08

Providing and fixing of Aluminium windows and louvers and polycarbonate sheet to prevent ingress of rain water at the opening in common passage area in Type-II and III, Block-1, 2 and Type – IV & IVs quarters at IISERBPR.

The Institute Engineer presented the revised estimate submitted by CPWD, incorporating the changes suggested during the 22nd B&WC meeting. SE, IWD, admitted that the revised proposal and estimate has not been examined by IWD. The members desired that IWD should scrutinise the estimate with respect to the proposed design, quantities, material specifications and technical details, before placing the same in BWC.

Agenda item no. 23.09

Any other item with the permission of the chair:

- i. **TPSODL estimate for ensuring serviceability of both the circuits of IISER from 220/132/33KV Narendrapur GSS to IISER Campus Laudigam under Kanisi Electrical Section on 100% Deposit Norm.**

The committee has discussed and approved the proposal on nomination basis to M/s TPSODL as TPSODL is the only authorised electricity utility company of Govt of Odisha and there is no other alternative to supervise the work. The Chairperson stated that a meeting will be scheduled with Project group of M/s TPSODL, to discuss the matter and decide on the further course of action.

- ii. **AA & ES for CAMC of UPS of various capacities at Permanent Campus, IISER Berhampur.**

The Committee discussed and approved the proposal for the estimate amount of Rs.16,05,951/- in view of the necessity to maintain the UPS.

- iii. **Finalization of Work Cost for Providing and fixing Window Blinds in Laboratories and Office spaces at IISER Berhampur Permanent Campus Based on Quotations Received.**

The Institute Engineer informed the Committee that, as per the suggestions made during the 22nd B&WC meeting, letters were issued to 9 agencies engaged in similar works to obtain quotations. Out of these, 3 agencies submitted their quotations. Based on the quotations received, the L1 quoted amount is ₹2,35,12,927.68 for carrying out the work. Accordingly, the proposal was placed before the Committee for consideration to proceed with tender action with the estimate amount as the L1 quoted figure. The members discussed and approved the proposal. SE, IWD, was advised to determine the minimum acceptable specifications for each element of each item, based on the quotations received and the same is to be incorporated in the item nomenclature itself, for inviting tenders.


02/04/26
Member Secretary



Minutes Approved
(Chairperson, B&WC & Director)

