



योजना तथा वास्तुकला विद्यालय, नई दिल्ली

(संसद के अधिनियम के तहत राष्ट्रीय महत्व का संस्थान,
शिक्षा मंत्रालय, भारत सरकार)



School of Planning and Architecture, New Delhi

(An Institution of National Importance under an Act of Parliament,
Ministry of Education, Government of India)

उमाकान्त अग्रवाल
कुलसचिव
Umakant Agarwal
Registrar

Ref.No.F.55/12BWC/SPA/2022

27th May, 2022.

To

**ALL MEMBERS OF THE BUILDING WORKS COMMITTEE OF THE SCHOOL
OF PLANNING AND ARCHITECTURE, SPA-DELHI**

**Subject: Minutes of the 12th Building Works Committee Meeting of the
School of Planning and Architecture, New Delhi held on Wednesday,
18th May, 2022 at 11.30 a.m. in the New Committee Room of the SPA,
Delhi**

Sir/Madam,

I am directed to forward herewith the Minutes of the 12th Building Works Committee Meeting of School of Planning and Architecture, New Delhi held on Wednesday, 18th May, 2022 at 11.30 a.m. in the New Committee Room of the School. Comments on the Minutes, if any, may please be forwarded within two weeks' time.

Yours faithfully,

(Umakant Agarwal)

Registrar - Secretary, BWC

Encl.: As stated above

योजना तथा वास्तुकला विद्यालय : नई दिल्ली - 110002
SCHOOL OF PLANNING AND ARCHITECTURE: NEW DELHI-110002

MINUTES OF THE 12TH **BUILDING & WORKS COMMITTEE** MEETING OF
THE SCHOOL OF PLANNING AND ARCHITECTURE, NEW DELHI HELD ON
WEDNESDAY, 18TH MAY, 2022 AT 11.30 A.M. IN THE NEW COMMITTEE ROOM
OF THE SCHOOL

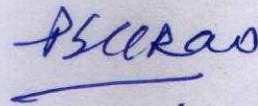
Present:

1.	Prof.Dr.P.S.N.Rao Director, SPA	Chairman
2.	Shri M.L.Soni Director(NIT & SPAs) MOE, Department of Higher Education	Member
3.	Prof.Dr.Aruna Ramani Grover Dean(P&D), SPA	Member
4.	Er. Anil Kumar Kain SE(E), PWD, NCT of Delhi	Member
5.	Shri Rajesh Kumar SE(Civil), CPWD	Member
6.	Shri Umakant Agarwal Registrar	Registrar-Secretary

Registrar-Secretary informed that the tenure of Prof.Dr.Nitin Dindorkar, BOG Nominee, has expired in April, 2022 and new nomination from Board is awaited.

Director-Chairman introduced Shri M.L.Soni, Director, MOE and welcomed all Members and called the Meeting to order.





12 th BWC ITEM NO.01:	TO CONFIRM THE MINUTES OF 11 TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL HELD ON 12 th JULY, 2021 IN THE NEW COMMITTEE ROOM OF THE SCHOOL (OFFLINE / ONLINE MODE).
----------------------------------	--

The Minutes of the 11th Building & Works Committee Meeting held on 12th July, 2021 were confirmed.

12 th BWC ITEM NO.02:	TO CONSIDER ACTIONS TAKEN ON THE MINUTES OF 11 TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL HELD ON 12 th JULY, 2021.
----------------------------------	--

The BWC considered and approved the Action Taken Report on the Minutes of the 11th BWC held on 12.07.2021.

12 th BWC ITEM NO.03	CONSTRUCTION OF MS FIRE STAIRCASE AT ARCHITECTURE BUILDING SPA-D.
---------------------------------	---

The BWC considered and approved construction of MS fire staircase at Architecture building designed by CPWD as per their drawing.

12 th BWC ITEM NO.04	ESTIMATE FOR REPLACEMENT OF 500 KVA TRANSFORMER & ELECTRIC PANEL INCLUDING ALLIED CABLING WORKS AND 62.5 KVA DG SET INCLUDING CABLING WORKS AT ARCHITECTURE BUILDING, PLANNING BUILDING, MAHARANI BAGH CAMPUS OF SCHOOL OF PLANNING AND ARCHITECTURE, NEW DELHI-110002.
---------------------------------	---

The BWC took note of replies to its queries sought from CPWD and agreed with the same.



The BWC considered and approved the replacement of 500 KVA transformer and electric panel including allied cabling works for all the three campuses at an estimated cost of Rs.1,53,61,125/- (Rs. one crore, fifty-three lac, sixty-one thousand, one hundred twenty-five only) and also approved to get the works executed through CPWD.

12 th BWC ITEM NO.05	PROVIDING AND FIXING OVERHEAD PVC WATER TANK AND ITS COVERAGE SHELTER IN GIRL'S HOSTEL OF PLANNING BUILDING, SPA NEW DELHI.
---------------------------------	---

The BWC considered and approved providing and fixing overhead PVC water tank and its coverage shelter in Girls Hostel at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.1,89,238/- Including 1% Cost Index.

12 th BWC ITEM NO.06	REPAIRING AND REPLACING OF SEWER LINE AND RED SAND STONE FLOORING IN PLANNING BUILDING SPA-D.
---------------------------------	---

The BWC considered and approved the repairing and replacing sewer line and red sand stone flooring in Planning Building at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.3,88,837/- including 1% Cost Index.

12 th BWC ITEM NO.07	RENOVATION OF LANDSCAPE ARCHITECTURE DEPT. IN PLANNING BUILDING SPA-D.
---------------------------------	--

BWC Member, Shri Rajesh Kumar, SE(C), CPWD, advised that anti-termite treatment should be undertaken, before taking up the proposed renovation work. It was also replied to him that the cement fibre boards (6.5 mm) shall be used for partitions, which are termite free.



BWC considered and approved the renovation of Landscape Architecture Department at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.6,87,833/- including 1% Cost Index.

12 th BWC ITEM NO.08	UNDERGROUND RAIN WATER STORAGE TANK FOR FLOOD CONTROL, WATER HARVESTING AND HORTICULTURE USE IN PLANNING BUILDING, SPA-NEW DELHI.
---------------------------------	---

The BWC discussed in detail the collection of rain water, laying of pipelines, tank capacity & overflow, drainage of water and its usefulness etc.

Director-Chairman informed that a similar system has been constructed in the adjacent building of ITPI and it is working successfully.

He further informed the BWC that the slopes at the building entry level shall be created to restrict the entry of outside rain water in the Planning building and longer pipelines shall be laid for discharge of water to far off from the building.

On this, it was advised to use "centrifugal pumps" for pumping out the water.

The BWC considered and approved the underground rain water storage tank for flood control, water harvesting and horticulture use in Planning Building at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.26,83,187/- (Including 1% Labour Cess).

12 th BWC ITEM NO.09	RESTORATION OF INTERNAL ROAD AT PLANNING CAMPUS SPA NEW DELHI.
---------------------------------	--

The BWC considered and approved the restoration of internal road at Planning Campus at an estimated cost based on DSR-2021, through E-tendering



(CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.24,99,038/- (Including 1% Cost index).

The BWC advised to take up this work of restoration of internal road after completion of work at Item No.08 (i.e. construction of underground rain water storage tank work).

12 th BWC ITEM NO.10	CONVERSION OF PHOTOGRAPHY ROOM INTO ARCHITECTURE DEPARTMENT CONFERENCE ROOM AT ARCHITECTURE BUILDING SPA-D.
---------------------------------	---

Director-Chairman informed the Members that the Photography Room is lying unused as photography lab work is outdated and infructuous these days.

The BWC considered and approved converting the photography room into Architecture Department Conference Room at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.7,40,545/- (including 1% Cost index).

12 th BWC ITEM NO.11	MODIFICATION IN THE 1 ST FLOOR CONFERENCE ROOM AND STUDIO STORE ROOM AT 4 TH & 5 TH FLOOR TO PROVIDE ADDITIONAL SPACE FOR NEWLY APPOINTED FACULTY AT ARCHITECTURE BUILDING SPA-D.
---------------------------------	--

The BWC informed that modification work has been designed by our faculty and work shall be executed by Asstt. Engineer(Civil) of the School. The chairs etc. have been included in the budget.

The BWC considered and approved the modification in the old first floor conference room and studio store room at 4th and 5th floor to provide additional space for newly appointed faculty at Architecture building, at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.7,95,210/- (Including 1% Cost index).



12 th BWC ITEM NO.12	UNDERGROUND RAIN WATER STORAGE TANK FOR FLOOD CONTROL, WATER HARVESTING AND HORTICULTURE USE IN ARCHITECTURE BUILDING SPA-NEW DELHI.
---------------------------------	--

The BWC considered and approved, in principle, the underground rain water storage tank for flood control, water harvesting and horticulture use in Architecture Building at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.19,27,319/- (Including 1% Cost Index).

The BWC further advised that the work in the Planning Building (approved at Item No.08) may be taken up firstly. After successful execution, the work at the Architecture Building may be taken up with modifications/improvements, if required.

12 th BWC ITEM NO.13	RESTORATION OF SERVICE ROAD AT MAHARANI BAGH RESIDENTIAL COMPLEX SPA NEW DELHI.
---------------------------------	---

The BWC considered and approved restoration of service road at Maharani Bagh Residential Complex at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2018 is Rs. 31,94,139/- (including 1% Cost index).

12 th BWC ITEM NO.14	WATERPROOFING ON ROOF, PAINTING AND MISC. CIVIL WORKS IN TEMPORARY OFFICE AT VASANT KUNJ SITE SPA NEW DELHI.
---------------------------------	--

The BWC considered and approved the waterproofing on roof, painting and misc. civil works in temporary office at Vasant Kunj at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.2,56,487/- including 1% Cost Index.



12 th BWC ITEM NO.15	CREATION OF AN ENGINEERING UNIT IN SPA, NEW DELHI TO OVERSEE CIVIL AND INTERIOR WORKS OF THE 4 CAMPUSES.
---------------------------------	--

The BWC, in principle, agreed that an Engineering Unit needs to be set-up in the School.

The matter regarding creation of following posts in the Engineering Unit of the School may be placed before the FC/BOG and forwarded to the Ministry for approval on the same:

1. Executive Engineer (Civil):	1 (Unit In-charge)
2. Assistant engineer (Civil):	1
3. Junior Engineer (Civil):	1
4. Junior Engineer (Electrical):	1
5. Superintendent	1
6. Works Accountant (Assistant level)	1
7. Junior Assistant	2

REPORTING ITEMS:

12 th BWC ITEM NO.16	STRUCTURAL AUDIT OF THE BUILDINGS OF SCHOOL OF PLANNING AND ARCHITECTURAL I. P. ESTATE, NEW DELHI TO MAKE BUILDING SEISMICALLY COMPLIANT.
---------------------------------	---

The BWC noted the certificates of structural safety received from the M/s Raman Deep Singh for the Architecture and the Planning Buildings of the School.

12 th BWC ITEM NO.17	STATUS REPORT OF DEVELOPMENT OF SCHOOL OF PLANNING AND ARCHITECTURE, NEW CAMPUS AT VASANT KUNJ, NEW DELHI.
---------------------------------	--

The Director-Chairman informed the BWC that the permission for cutting of trees is pending from the Regional Office of the Forest Department, Jaipur. The School is in the process of obtaining certain drawings from the DDA and

submitting with the Regional Office at Jaipur. On obtaining the clearance by the School, the tree cutting work will be done by the CPWD.

The School has already secured a loan of Rs.370.62 crores sanctioned from HEFA.

In case of any cost escalations in the project, the School has to again request to HEFA.

On this, Shri Rajesh Kumar informed that there may not be much difference as there is little increase in PAR 2021 over the PAR 2019.

Director-Chairman also informed BWC that the School has to keep an area of 0.46 Ha. where no construction can be done, as per decision of the RMB Meeting held on 5.03.2021.

The BWC noted the current status of development of New Campus at Vasant Kunj.

12 th BWC ITEM NO.18	LIST OF EXECUTED / ON-GOING CONTRACTS/ WORKS IN THE SPA CAMPUS IN LAST TWO YEARS.
---------------------------------	--

It was deliberated that in the next BWC Meeting, the status of executed/on-going contracts/works shall be put before it in a tabular format, as under:

Name of Work	Estimated cost of work	Tender cost of work	Stipulated time of completion of work	Actual date of completion of work	Reason for delay, if any	Likely delayed completion date

With the above observations, the BWC noted the executed / on-going contracts / works undertaken in the School in the last two years.

ADDITIONAL AGENDA ITEMS:

12 th BWC ITEM NO.19	RENOVATION AND UPGRADATION OF SHAFTS BY MAKING OPENING IN FRONT SIDE OF SHAFTS AND REPLACEMENT OF EXISTING C.I. AND G.I. FITTING IN HOSTEL BLOCK AT MAHARANI BAGH HOUSING COMPLEX NEW DELHI.
---------------------------------	--

It was informed that the CI/GI pipes were totally damaged. Director-Chairman informed the BWC that the work in the hostel buildings shall be taken up first thereafter in the 72 flats at the Complex.

The BWC considered and approved the renovation and upgradation of shafts by making opening in front side of shafts and replacement of existing CI and GI fitting in Hostel Block at Maharani Bagh Housing Complex at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.38,84,083/- including 1% Cost Index.

12 th BWC ITEM NO.20	DEVELOPMENT OF SPORTS GROUND AND PROVIDING & FIXING G.I. CHAIN LINK FENCING AT SPA MAHARANI BAGH HOSTEL (BOYS & GIRLS) CAMPUS
---------------------------------	---

The BWC deliberated in detail upon the development of sports grounds and facilities in various campuses of the School. The difference in cost of both stone flooring and synthetic flooring, durability, water-proofing, fire-proofing etc. were discussed in the BWC meeting. The BWC advised as under:

1.	Swimming pool area top surface	red moorum mud court
2.	Girls Hostel Courtyard & badminton courtyard	synthetic flooring
3.	Central Courtyard	Stone flooring
4.	basketball shooting ring and the badminton court	Stone flooring with boundary wall, chain link fencing.

In view of above, the BWC considered and approved the development of sports ground and providing and fixing GI chain link fencing at SPA Maharani Bagh Hostel (Boys & Girls) campus at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.33,29,427/- (Including 1% Cost index).

12 th BWC ITEM NO.21	DEVELOPMENT OF SPORTS INFRASTRUCTURE IN CAMPUS OF PLANNING AND ARCHITECTURE SPA-D.
---------------------------------	--

The BWC was informed that the School has now recruited a full time Sports Officer.

With the motive to encourage students in sports, the School intends to provide sports facilities to them.

The BWC considered and approved, in principle, the development of sports infrastructure in Campuses of Planning and Architecture at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.11,38,460/- (Including 1% Cost index).

The BWC advised to take up this work after completion of work at Item No.08 i.e. construction of underground rain water storage tank work.

12 th BWC ITEM NO.22	RECTIFICATION OF STRUCTURAL DEFECT BY STRENGTHENING (RETROFITTING) OF COLUMNS AT THE GIRLS' HOSTEL AT MAHARANI BAGH RESIDENTIAL COMPLEX SPA-D.
---------------------------------	--

The BWC advised to get the assessment of the damage by one of the Structural Engineer and get the complete details, estimations, measurements, quantity, murga jaali, Guniting machine, tendering and obtaining full report etc.



On this, Director-Chairman informed the Members that this work shall be assigned to one of our faculty (Prof.Dr.Binod Kumar Singh, Professor in Structural Engineering), who is Ph.D from IIT-D. On availability of complete details, the same shall be put up in the next BWC Meeting.

The Meeting ended with vote of thanks to the Chair.



.....

