



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)



वीरेन्द्र कुमार / Virendra Kumar
कुलसचिव (प्रभारी) / Registrar (I/C)

Ref.No.F.60/CCC/17BWC/SPAD/2023

24th January, 2024.

To

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

Subject: Minutes of the 17th Building Works Committee Meeting of the School of Planning and Architecture, New Delhi held on Thursday, 4th January, 2024 at 10.30 a.m. in the New Committee Room of the SPA, Delhi (Offline/Online Mode)

Sir/Madam,

Please find attached herewith the Minutes of the 17th Building Works Committee Meeting of School of Planning and Architecture, New Delhi held on Thursday, 4th January, 2024 at 10.30 a.m. in the New Committee Room of the School (Offline / Online Modes). Comments on the Minutes, if any, may please be forwarded within two weeks' time.

Yours faithfully,

(Virendra Kumar)

Registrar(I/C)–Secretary, BWC

Encl.: As stated above

4-ब्लॉक-बी, इन्द्रप्रस्थ ऐस्टेट, नई दिल्ली-110002 भारत

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List of Members of BWC, SPAD

1.	Prof. Dr.Yogesh Singh Director School of Planning and Architecture New Delhi-110002	5.	Er. Santosh Kumar Superintending Engineer Central Public Works Department O/o Superintending Engineer Delhi Circle V, East Block-IV Level-IV, R.K.Puram, New Delhi-110066
2.	Smt.Veena Dunga Deputy Secretary (NIT & SPAs) Ministry of Education Department of Higher Education Room No.429A, C Wing Shastri Bhawan, New Delhi	6.	Er. Ramayan Prasad Gupta Superintending Engineer (Elect.) O/o Chief Engineer (Elect.) CPWD, A-229, A Wing Nirman Bhawan, New Delhi
3.	Prof. Dr. Nitin Dindorkar Professor in the Deptt. of Civil Engg. Maulana Azad National Institute of Technology, Bhopal-462016	7.	Shri Virendra Kumar Registrar(I/C)-Secretary School of Planning and Architecture, New Delhi-110002
4.	Prof. Dr.P.S.N.Rao Dean (Planning & Development) School of Planning and Architecture New Delhi-110002		

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



MINUTES OF THE 17TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL OF PLANNING AND ARCHITECTURE, NEW DELHI HELD ON THURSDAY, 4TH JANUARYY, 2024 AT 10.30 A.M. IN THE NEW COMMITTEE ROOM OF THE SCHOOL (OFFLINE / ONLINE MODE)

Present:

1.	Prof.Dr.Yogesh Singh Director, SPA	Chairman
2.	Smt. Veena Dunga Deputy Secretary(NIT & SPAs) Ministry of Education, Deptt. of HE	Member
3.	Prof.Dr.Nitin Dindorkar Professor of Civil Engg., MANIT, Bhopal	Member
4.	Prof.Dr.P.S.N.Rao Dean(P&D), SPA	Member
5.	Shri Santosh Kumar SE(Civil), CPWD	Member
6.	Er. Ramayan Prasad Gupta SE (Elect.), CPWD	Member
7.	Shri Virendra Kumar Registrar(I/C)	Registrar-Secretary

The Director-Chairman/Members at Sl.Nos. 1, 2, 3 & 6 attended the Meeting through Online Mode.

Director-Chairman Prof.Yogesh Singh welcomed all Members in the Meeting.

Shri Virendra Kumar, Registrar(I/C)-Secretary welcomed Director-Chairman, SPA, Prof.Yogesh Singh, Smt. Veena Dunga, Prof.Dr.Nitin Dindorkar, new Dean(P&D) Prof.Dr.P.S.N.Rao, Er.Santosh Kumar and Er.Ramayan Prasad Gupta.

Member, Ministry of Education, congratulated the Institutuion for its designation as **Centre of Excellence in Urban Planning and Design** by Ministry of Housing and Urban Affairs and Director-Chairman, on behalf of the SPA appreciated the recognition in the field of its knowledge and the Grant received for the same.

Prof.Yogesh Singh, Director-Chairperson called the Meeting to order and permitted Registrar-Secretary to take up the agenda items for the Meeting.



17 BWC ITEM NO.01:	TO CONFIRM THE MINUTES OF 15 TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL HELD ON 4 TH MAY, 2023 IN THE NEW COMMITTEE ROOM OF THE SCHOOL
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The Minutes of the 15th Building & Works Committee Meeting held on 4th May, 2023 were confirmed.

17 BWC ITEM NO.02:	TO CONSIDER ACTIONS TAKEN ON THE MINUTES OF 15 TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL HELD ON 4 TH MAY, 2023.
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The Members observed the followings:

1. The non-availability of funds for taking up the following works under OH 35 was noted and it was deliberated that only major /new works, which are of the nature of assests creation are to be budgeted out of





Head OH 35. Accordingly, the earlier decision of the BWC in its 15th Meeting held on 4th May, 2023 to book the expenditure under OH-35 was reviewed and revoiced.

2. All minor repairs/renovation works are to be booked under OH 31 (General Recurring), as per Government of India rules.
3. The budget head to be mentioned for each and every work proposed under any agenda item(s) of BWC.
4. Information about availability of funds under Consultancy/IRG/OH 31/OH 35 is attached with the Minutes (Annexure-I).

The BWC approved / recommended as under:

15 Agenda	BWC	Agenda details	Recommendations/ Approval of the 17 th BWC
ITEM NO.03:		Proposal For Replacement Of Internal Main Water Supply Pipeline Of Residential Complex At SPA, Maharani Bagh	Funds of Rs.37,17,895/- to be met out of OH 31.
ITEM NO.04:		Design Of Rainwater Harvesting Structure At Hostel And Residential Complex Of School Of Planning And Architecture At New Delhi	Funds of Rs.1,21,770/- to be met out of OH 31.
ITEM NO.05:		Providing And Fixing Of Aluminium & Ms Grill In Door & Windows Of ITO Mess Area SPA -D	Funds of Rs. 2,44,288/- to be met out of OH 31.
ITEM NO.09:		To Report And Ratify The Work Of Repairing And Painting Of Lockers Installed At 4 th And 5 th Floor In Architecture Building, Delhi	The work should be started immediately.
ITEM NO.12:		Proposal To Provide Temporary Structure In Front Of The Current Foyer At Architecture Building Of The School	Funds of Rs.7,22,285/- to be met out of OH 31.

With the above recommendations/approvals, the Action Taken Report on the on the Minutes of the 15th BWC held on 4th May, 2023 were approved.

17 BWC ITEM NO.03:	TO CONFIRM THE PROCEEDINGS OF 16 TH BUILDING & WORKS COMMITTEE MEETING (BY CIRCULATION), CIRCULATED DELHI VIDE LETTER NO.F.59/CCC/16BWC/SPAD /2023 DATED 6 TH SEPTEMBER, 2023
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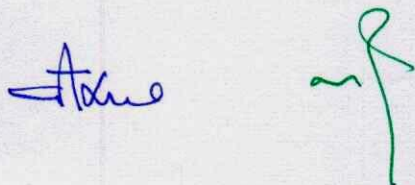
The Proceedings of the 16th Building & Works Committee Meeting (by circulation) were confirmed.

17 BWC ITEM NO.04:	TO CONSIDER ACTIONS TAKEN ON THE PROCEEDINGS OF 16 TH BUILDING & WORKS COMMITTEE MEETING (BY CIRCULATION) CIRCULATED DELHI VIDE LETTER NO.F.59/CCC/16BWC/SPAD /2023 DATED 6 TH SEPTEMBER, 2023
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The BWC noted and approved the Action Taken Report on the Proceedings of the 16th BWC (by circulation).

17 BWC ITEM NO.05:	To Consider Raising The Height of The Iron Fencing on The Existing Boundary Wall in the Residential Complex And Putting Barbed Wire on It at Maharani Bagh Complex SPA-New Delhi.
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One of the Members observed that the work may require grouting work which shall increase the estimate. On this it was clarified that the increase of this additional grouting work shall be within the 10% permissible cost escalation. It was also advised to increase the time duration to 90 Days plus 30 days for tendering process so that requirement of extension of time does not arise at a later stage.



The BWC considered and approved to raising the height of the iron fencing on the existing boundary wall in the Residential Complex and putting barbed wire on it at Maharani Bagh Complex SPA-New Delhi, at an estimated cost of Rs. 4,71,037/-, through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017, CPWD Works Manual and CVC guidelines. The expenditure to be booked under OH-31.

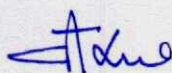
17 BWC ITEM NO.06:	To Consider Internal Painting and White Washing Work at Residential Quarters in Maharani Bagh Complex, F.Y 23-24 SPA-NEW Delhi
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The BWC advised that the works required to be carried out at same location and for similar type of works may be clubbed together for tendering.

The BWC has also advised that as the work is of the same nature so item No. 6 and item No. 12 may be clubbed.

It is to further state that the BWC has also advised to provide the status of the Corpus Funds (IRG), funds available under various budget Heads etc. available in the School of Planning and Architecture, New Delhi. The budget heads of each and every work may be specified in the relevant agenda.

The BWC considered and approved Internal Painting and White Washing Work at Residential Quarters in Maharani Bagh Complex, at an estimated cost of Rs.27,29,633/- through CPWD, as per provisions of GFR 2017 and CVC guidelines. The expenditure to be booked under funds available in IRG Corpus Fund.



17 BWC ITEM NO.07:	To Consider Steel and Wood Work For Restoration Of Mezzanine Floor At Department Of Industrial Design In Architecture Block SPA-D.
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The Member CPWD advised that Time Duration for execution of works should be revised to 90 Days (instead of 30 Days).

The BWC considered and approved steel and wood work for restoration of Mezzanine floor at Department of Industrial Design in Architecture Department at an estimated cost of Rs.13,99,035/-, based on CPWD DSR 2021, through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines.

17 BWC ITEM NO.08:	To Consider Water Proofing Painting And Other Repairing Work at M.T Lab Architecture Block SPA-D
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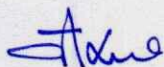
The Member CPWD advised that Time Duration for execution of works should be revised to 90 Days (instead of 30 Days).

The BWC considered and approved the water proofing and other repairing works at MT Lab, Architecture Building, through open tender through e-tendering at an estimated cost of Rs.11,65,374/-, as per provisions of GFR 2017 and CVC guidelines. The expenditure to be booked under funds available in IRG Corpus Fund.

17 BWC ITEM NO.09:	To Consider Repairing Painting And Other Civil Work At Canteen Area Hall, And Other Canteen Related Areas at Architecture Building SPA-D.
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The Member CPWD advised that Time Duration for execution of works should be revised to 90 Days (instead of 60 Days).

The BWC considered and approved the repairing painting and other civil works at Canteen Area Hall, and other Canteen Related Areas at Architecture




Building, through open tender through e-tendering at an estimated cost of Rs.3,16,176/-, as per provisions of GFR 2017 and CVC guidelines. The expenditure to be booked under funds available in IRG Corpus Fund.

17 BWC ITEM NO.10:	To Consider Replacement of Door Windows And Other Civil Work in Toilets at Girls Hostel I.T.O SPA-D.
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The Member CPWD advised that Time Duration for execution of works should be revised to 90 Days (instead of 60 Days).


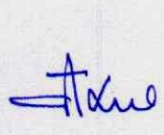
The BWC considered and approved the work of replacement of door windows and other civil work in toilets at Girls Hostel at ITO through open tender through e-tendering at an estimated cost of Rs.12,01,998/-, as per provisions of GFR 2017 and CVC guidelines. The expenditure to be booked under funds available in IRG Corpus Fund.

17 BWC ITEM NO.11:	To Consider Replacement of Door and Other Civil Work at Maharani Bagh hostel SPA-D.
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The Member CPWD advised that Time Duration for execution of works should be revised to 90 Days (instead of 60 Days).

The proposal at Agenda Item No. 10 to be clubbed with this Item for tendering.

The BWC considered and approved the work of replacement of door and other civil work at Maharani Bagh Hostels through open tender through e-tendering at an estimated cost of Rs.17,11,423/-, as per provisions of GFR 2017, CPWD Works Manual and CVC guidelines. The expenditure to be booked under funds available in IRG Corpus Fund.



17 BWC ITEM NO.12:	To Consider External Painting in Planning Building and Boundary Wall at I.T.O SPA-D F.Y. 23-24
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The Member CPWD advised that Time Duration for execution of works should be revised to 90 Days (instead of 30 Days). The BWC advised that this work may be awarded to CPWD.

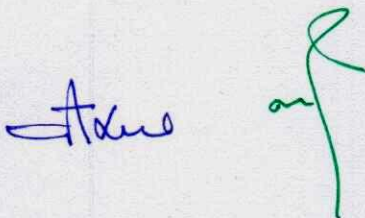
The BWC considered and approved the work of external painting at Planning Building at an estimated cost of Rs.26,44,444/-, through CPWD, as per provisions of GFR 2017 and CVC guidelines. The expenditure to be booked under funds available in IRG Corpus Fund.

The BWC advised that works under Agenda Item No. 6 be clubbed with this item for tendering purpose, being works of same nature.

17 BWC ITEM NO.13:	To Consider Providing and Fixing Granite Stone Tile on Wall at Planning building SPA-D.
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The Member CPWD advised that Time Duration for execution of works should be revised to 90 Days (instead of 30 Days). The BWC advised that this work may be clubbed with work at Agenda Item No. 12 and awarded to CPWD.

The BWC considered and approved the work of providing and fixing granite stone tile on wall at Planning Building at an estimated cost of Rs. 15,26,234/-, based on CPWD DSR 2021, through CPWD, as per provisions of GFR 2017 and CVC guidelines. The expenditure to be booked under funds available in IRG Corpus Fund.



17 BWC ITEM NO.14:	To Consider Dismantling Cladding and Applying Cement Plaster and Painting at Hostel Courtyard Area Maharani bagh campus SPA-D.
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The BWC discussed the need for dismantling the existing BRICK cladding and applying of good quality exterior plaster and paint for the entire premises including the Hostel Block, Community Centre and the Residential Complex areas.

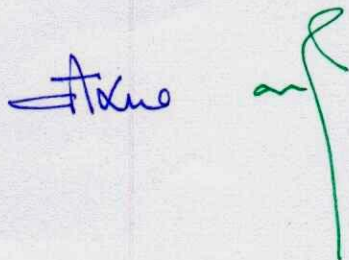
The proposal submitted for hostel courtyard area needs to be revised and resubmitted for the entire Hostel Block. The works for the other areas, i.e. Community Centre and the Residential Complex need to be taken up later.

On this, Member from CPWD informed that these days plaster patches are in use instead of opting for cement plaster. Sample of these patches be checked before going for cement plaster.

After detailed deliberations, the BWC considered and approved, in principle, the removal of brick cladding and recladding with the suitable material, as per the advice of the CPWD in this regard, for the entire Hostel Block at the Maharani Bagh Complex. The BWC also authorized the Director-Chairman, BWC to approve the proposal for further submission to the Finance Committee of the School.

17 BWC ITEM NO.15:	To Consider Repairing Work at Key-Man House at Planning Block SPA -D
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The BWC considered and approved the repairing work at Key-Man house (staff quarter) at Planning Block at an estimated cost of Rs. 4,24,766/- including 1% Labour Cess, based on CPWD DSR 2021, through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines, under budget head OH 31.

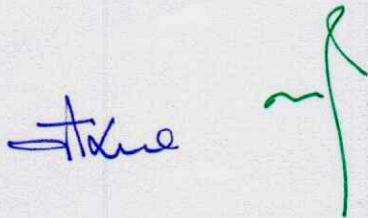


17 BWC ITEM NO.16:	To Report for Ratification Cleaning of Chocked Sewer Line and Desilting of Chamber in Architecture and Planning Building SPA-D.
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Considering the emergent situation, the BWC approved and ratified the work of Cleaning of chocked sewer line and desilting of chamber in Architecture and Planning Buildings, awarding of work to M/s Universal Construction Company (L1) at an estimated cost of Rs.4,07,780/- (5.5% above the estimated cost of Rs.3,86,521/-) and accorded approval and financial sanction for payment of Rs.3,83,312/- after necessary recoveries (based on CPWD DSR 2021), as per provisions of GFR 2017 and CVC guidelines (In reference to the approval of the CA vide Dy.No.1329/R dated 14.06.2023 in File No.PA/151/2023-24/AE/C/SPA.

17 BWC ITEM NO.17:	To Report for Ratification Providing and Laying Aluminum Cable at Architecture Building SPA -D
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Considering the emergent situation, the BWC approved and ratified the work of providing and laying Aluminum cable at Architecture Building, awarding of work to M/s M/s Bhumi Construction Company (L1) at an estimated cost of Rs. 5,38,164/- /-Including 1% Labour Cess (9.6% above the estimated cost of Rs.4,91,026) and accorded approval and financial sanction for payment of Rs.5,10,322/- after necessary recoveries (based on CPWD DSR 2021 M/R), as per provisions of GFR 2017 and CVC guidelines (In reference to the approval of the CA vide Dy.No.1586/R dated 28.06.2023 in File No.PB/158/23-24/AE(C)/SPAD.



17 BWC ITEM NO.18:	To Report for Ratification Raising of Entrance, Emergency Exit Gate and Breaker In front of Old Entrance Gate at Service Road at Planning Building SPA -D.
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Considering the emergent situation, the BWC approved and ratified the work of raising of entrance emergency exit gate and breaker in front of old entrance gate at Service Road at planning building, awarding of work to M/s Ram Kumar Sharma (L1) at an estimated cost of Rs.4,57,134/- (@13.1% above the estimated cost of Rs.4,04,186/- and accorded approval and financial sanction for payment of Rs.4,33,626/- after necessary recoveries (based on CPWD DSR 2021 M/R), as per provisions of GFR 2017 and CVC guidelines (In reference to the approval of the CA vide Dy.No.1738/R dated 10.07.2023 in File No.AB/157/2023-24/AE(C)/SPAD.

The Meeting ended with vote of thanks to the Chair.





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Statement of funds as on 18th January, 2024

Annexure - 1

Total fund under Corpus	Head	Tentative Amount
₹ 63,86,05,314.00	IRG including Consultancy Income	63,86,05,314.00 (*)

Status of Grant for the F.Y. 2023-24					
Year	Head	Opening Balance	Grant Received as on 31st Dec, 2023	Utilization of Grants as on 31st Dec, 2023	Remaining of Grant
2023-24	OH-31 (General)		₹ 21,63,00,000	₹ 22,39,62,946	-
	OH-36 (Salary)		₹ 28,86,00,000	₹ 28,96,58,384	-
	OH-35 (Capital)		₹ 1,93,21,699	₹ 1,09,18,836	₹ 84,02,863
	Total	₹ 1,93,21,699	₹ 50,49,00,000	₹ 52,45,40,166	₹ 84,02,863

Details of Deficit in the Grants last three years						
Year	Head	Opening Balance	Grant Received	Expenditure	Unspent Amount	Grant met out of IRG
2020-21	OH-31 (General)		₹ 26,70,00,000	₹ 22,58,46,527	₹ 4,11,53,473	
	OH-36 (Salary)		₹ 27,87,00,000	₹ 30,62,95,914	₹ 2,75,95,914	
	Total		₹ 0	₹ 54,57,00,000	₹ 53,21,42,441	₹ 1,35,57,559
2021-22	OH-31 (General)		₹ 13,80,00,000	₹ 21,99,30,642	₹ 8,19,30,642	
	OH-36 (Salary)		₹ 39,00,00,000	₹ 36,10,73,700	₹ 2,89,26,300	
	Total		₹ 1,35,57,559	₹ 52,80,00,000	₹ 58,10,04,342	₹ 3,94,46,783
2022-23	OH-31 (General)		₹ 22,68,00,000	₹ 29,24,98,978	₹ 6,56,98,978	
	OH-36 (Salary)		₹ 37,81,00,000	₹ 39,41,82,284	₹ 1,60,82,284	
	Total		₹ 0	₹ 60,49,00,000	₹ 68,66,81,262	₹ 8,17,81,262

- * Deficit of last Two Years is Rs.3.94 Crore under OH-31 in F.Y. 2021-22 & Rs.8.17 Crore under OH-31 & 36 in F.Y. 2022-23 was used from Internal Revenue Generated of respective years.
- * No Grant received under OH-35 (Capital) in last three year
- * On account of Vasant Kunj Campus development. We would be incurring approximately Rs.10Cr. Per/Year for repayment of HEFA Loan as committed expenditure.
- * Approximately 48 Crore has been worked out as compensation amount for tree cutting (3500 no. of trees)

Dealing Assistant

Section Officer

Assistant Registrar/ DDO