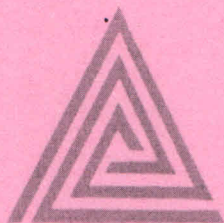


**MINUTES OF SECOND BUILDING & WORKS
COMMITTEE MEETING HELD ON 24TH OCTOBER, 2017**

AND

**DULY CONFIRMED IN
THIRD BUILDING & WORKS COMMITTEE MEETING
HELD ON 29th NOVEMBER, 2017**



SCHOOL OF PLANNING AND ARCHITECTURE

4, Block B, I.P.Estate, New Delhi-110002

Phone : 011-23702382 Fax : 011-23702383



SCHOOL OF PLANNING AND ARCHITECTURE

Ref.No.CCC/02BWC/SPA/17

20th
17th November, 2017

TO ALL MEMBERS OF BUILDING & WORKS COMMITTEE OF SCHOOL OF PLANNING AND ARCHITECTURE, NEW DELHI

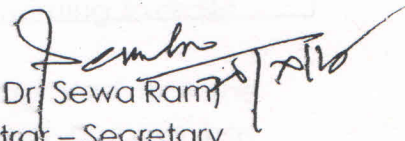
**SUBJECT: MINUTES OF 02ND MEETING OF BUILDING & WORKS COMMITTEE
OF SPA, DELHI HELD ON TUESDAY, 24TH OCTOBER, 2017 AT 12.00
NOON.**

Sir,

I am directed to forward herewith the minutes of the 02nd Meeting of Building & Works Committee of School of Planning and Architecture, New Delhi, held on Tuesday, 24th October, 2017 at 12:00 noon in the New Committee Room of SPA.

With Kind Regards,

Yours faithfully,


(Prof. Dr. Sewa Ram)
Registrar - Secretary

1.	Prof. Dr. N. Sridharan, Director (Additional Charge) School of Planning and Architecture, New Delhi - 110002	5.	Shri R. S. Rao CPWD, Office of Superintending Engineer (Civil), Delhi Central Circle V, East Block-IV, Level-IV, R.K.Puram, New Delhi-110066
2.	Dr. B.K. Bhadri Assistant Educational Adviser (DL) Ministry of Human Resource Development, Department of Higher Education, Shastri Bhawan, New Delhi-110001	6.	Shri B. R. Pasi CPWD (Electrical), East Block-III, Level-VII, R.K.Puram, New Delhi-110066
3.	Prof. Dr. Nitin Dindorkar Deptt. of Civil Engineering, Maulana Azad National Institute of Technology, Bhopal-462016	7.	Prof. Dr. Sewa Ram Registrar - Secretary School of Planning and Architecture, New Delhi-110002
4.	Prof. Dr. V. K. Paul Dean, Planning & Development & Professor of BEM School of Planning and Architecture, New Delhi-110002		

SCHOOL OF PLANNING AND ARCHITECTURE: NEW DELHI

MINUTES OF 02nd BUILDING AND WORKS COMMITTEE MEETING OF THE SPA, NEW DELHI
HELD ON TUESDAY, 24TH OCTOBER, 2017 AT 12.00 NOON IN THE NEW COMMITTEE
ROOM OF THE SCHOOL.

Present:

- | | |
|---|----------------------|
| 1. Prof. Dr. N. Sridharan
Director (Additional Charge) | Chairman |
| 2. Dr. B.K. Bhadri, AEA
MHRD | Member |
| 3. Prof. Dr. Nitin Dindorkar
Head, Civil, NIT, Bhopal | Member |
| 4. Shri R. S. Rao, S.E.
CPWD | Member |
| 5. Prof. Dr. V. K. Paul
Professor of Building Engineering & Management | Member |
| 6. Prof. Dr. Sewa Ram
Professor of Transport Planning | Registrar- Secretary |

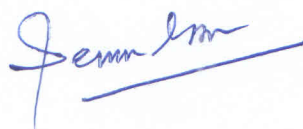
Shri B.R. Pasi, E. E. (Electrical), CPWD could not attend the meeting.

The Chairman welcomed all the members and called the meeting to order.

With the permission of Chair, the representative from MHRD suggested that the matter with regard to the progress made in the New Site, Vasant Kunj campus may be taken up for discussion as a priority.

The following observations were made in this regard:

1. The role of BWC is supreme as per the SPA Statute and the other committees/sub committees are under BWC and will perform only advisory role to Director.
2. The representative from Ministry has enquired about the progress made so far in this regard & expressed grave concern over the slow or no progress of new campus project.
3. BWC expressed its dissatisfaction over the progress made both in financial and physical aspects.
4. It was further suggested that the progress made has to be reported in every BWC Meeting as a first item for discussion.



5. It was pointed out that SPA should submit a detailed schedule of progress highlighting the milestone immediately in consultation with CPWD.

The broad milestones agreed in BWC are:

- (i) Ground breaking activity is scheduled for 15th December, 2017
- (ii) Before 15th December, 2017, necessary clearance from forest and other allied departments must be obtained by SPA through CPWD.

6. Layout Plan should be approved by SPA as proposed by CPWD latest by 15th November, 2017 in the BWC. Further construction of the building has to be taken up and the schedule has to be decided in consultation with CPWD.

7. The Committee was of the view that the role of Project Monitoring Committee arises once the construction work starts in the site. Its role is restricted to advisory to Director as and when required. For PMC, the need to use its expertise shall be decided after work has started on ground.

8. It was suggested that some priority buildings should be identified, specially in terms of academic blocks, which can be taken up on priority basis for construction on the site so that the progress is shown to the Ministry as per the broad milestone.

9. For financial and design requirements, the SFC Minutes and MoU should be the base for layout plans, drawings, designs etc. including delivery of the buildings.

10. The Committee decided to hold the next BWC Meeting in the month of November, 2017 for reviewing the progress of work in Vasant Kunj Campus. The team of CPWD to be invited to make a presentation of the layout plan and scheme design of key buildings.

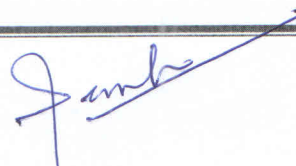
The Committee decided that, in future, the progress of work in Vasant Kunj site may be placed as a first agenda item.

In view of the above, the part minutes of 02 BWC were issued in the meeting.

The member from CPWD made the following suggestions:

Before undertaking any construction, renovation, painting works etc., the School should adhere to the following norms:

- i). The School should adopt the system of e-tendering and upload the same on the School's website.
- ii). CPWD Manual should be followed
- iii). There should be a competent authority:
 - a) To approve the rate and accept the tender



To examine whether the quoted amount is justifiable or not

The quoted amount should be based on DSR rates. Any quoted amount which is less than or more than the DSR rates, justification has to be given. 5% variation over and above the DSR rates is permissible.

To sign the formal agreement between SPA and the contractor (to whom the work has to be assigned)

Agreement with conditions of contract signed by both the parties on the Stamp Paper shall be the complete Agreement Document for record and should be kept under sealed cover.

To consider and approve any variation in the contract/cost of the ongoing work.

Negotiation of cost is not allowed under CVC Guidelines.

To approve the extension of time for the ongoing work

Once the work is completed, it has to be inspected by the competent authority

To accept and sign the completion certificate

02 BWC ITEM NO. 1: TO CONFIRM THE MINUTES OF 01st MEETING OF THE BUILDING & WORKS COMMITTEE OF THE SCHOOL HELD ON 22nd JUNE, 2017.

The item was deferred.

02 BWC ITEM NO. 2: TO REPORT ACTIONS TAKEN ON THE MINUTES OF 01 BWC MEETING HELD ON 22 JUNE, 2017.

The item was deferred.

02 BWC ITEM NO. 3: TO CONSIDER THE PROPOSED WORKS RELATED TO THE REPAIR AND MAINTENANCE OF THE PLANNING, ARCHITECTURE AND RESIDENTIAL COMPLEX.

The item was deferred.

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02 BWC ITEM NO. 4: TO CONSIDER THE PROPOSED WORKS FOR THE PLANNING BUILDING.

The item was deferred.

02 BWC ITEM NO. 5: PROPOSED WORKS FOR THE ARCHITECTURE BUILDING.

The item was deferred.

02 BWC ITEM NO. 6: PROPOSED WORKS FOR THE RESIDENTIAL COMPLEX IN MAHARANI BAGH.

The Committee considered the proposed works for the residential complex in Maharani Bagh with the budget estimate of Rs. 9,16,434/- and approved the same.

(Appendix – 02 BWC/I).

02 BWC ITEM NO. 7: PROVIDING AND FIXING BRICK TILE CLADDING ON WALLS AT MAHARANI BAGH SPA COMPLEX NEW DELHI.

The Committee considered the providing and fixing of brick tile cladding on walls at Maharani Bagh, SPA Complex, New Delhi with the budget estimate of Rs. 5,45,540/- and approved the same **(Appendix – 02 BWC/II)**. This is to be taken up urgently since it is a safety issue.

02 BWC ITEM NO. 8: REPLACEMENT OF CONCRETE FLOORING TO VITRIFIED TILES FLOORING IN BOYS HOSTEL MAHARANI BAGH.

The item was deferred.

02 BWC ITEM NO. 9: REPLACEMENT OF CONCRETE FLOORING TO VITRIFIED TILES FLOORING IN ITO GIRLS HOSTEL SPA NEW DELHI.

The item was deferred.

02 BWC ITEM NO. 10: MISCELLANEOUS REPAIR WORKS AT RESIDENTIAL COMPLEX AND COMMUNITY CENTRE AT M.B. COMPLEX.

The item was deferred.

02 BWC ITEM NO. 11: UPGRADATION OF TYPE VII FLAT FOR CREATION OF VIP GUEST HOUSE AS PER REVISED SPECIFICATIONS AND SCALE OF AMENITIES.

The item was discussed in detail and the Committee was of the view that converting the flat into Guest House is not within the jurisdiction of BWC. However, it was decided that the flat may be renovated as per standards of Type- VII flat and put to use.

02 BWC ITEM NO. 12: PROVIDING AND LAYING INTERLOCKING PAVERS IN ARCHITECTURE BUILDING ON DRIVE WAY/ PATHWAY AREA SPA NEW DELHI.

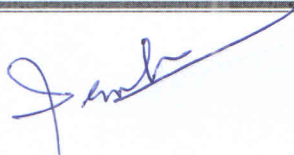
The item was deferred.

02 BWC ITEM NO. 13: PROPOSAL FOR GETTING PAINTING, FLOORING AND OTHER WORKS TO BE EXECUTED THROUGH CPWD.

The item was deferred.

02 BWC ITEM NO. 14: APPOINTMENT OF CONSULTANT FOR LIFE AND FIRE SAFETY FOR THE PLANNING AND ARCHITECTURE BUILDINGS OF SPA- DELHI.

BWC considered the item and decided that SPA should write to CPWD and solicit the proposal.



REPORTING ITEMS

02 BWC ITEM NO. I: REPORTING OF WORKS COMPLETED/IN PROGRESS SINCE BWC 01.

The Committee noted the item. However, the representative from MHRD pointed out that such reporting of item should be in the format already suggested by him. This has to be communicated to the Assistant Engineer of SPA for compliance.

02 BWC ITEM NO. II: IMPLEMENTATION OF E-TENDERING /E-PROCUREMENT /E-AUCTION SOLUTION (TENDER WIZARD) IN SPA.

BWC noted and approved the item.

02 BWC ITEM NO. III: REPAIR OF BOUNDARY WALL PLANNING BUILDING.

BWC noted the item.

02 BWC ITEM NO. IV: THE FOLLOWING WORKS HAVE EXCEEDED THE PERMISSIBLE LIMIT OF THE TENDER VALUE. THE DETAIL OF THE WORK WILL BE PLACED ON TABLE.

The item was withdrawn. Committee observed that this item was an administrative issue. After it is dealt with administratively, it can be put up as appropriate.

02 BWC ITEM NO. V: PROVIDING AIR CONDITIONING TO ACADEMICS AREA (CLASS ROOM/STUDIO) OF THE SPA.

The item was deferred.

The Meeting ended with Thanks to the Chair.

SCHEDULE OF WORK						
Name of work:- A/R & M/O work during 2017-18 in residential housing complex at Maharani Bagh SPA, New Delhi						
S. No.	DSR No.	Description of Item	Unit	Quantity	Rate	Amount
1	14.6.1/ 242	Renewing glass panes, with wooden fillets wherever necessary 14.6.1 Float glass panes of thickness 4 mm	sqm	20	852.6	17052.00
2	14.46/ 246	Removing dry or oil bound distemper, water proofing cement paint and the like by scrapping, sand papering and preparing the surface smooth including necessary repairs to scratches etc. complete.	sqm	5522	10.18	56213.96
3	14.53.1/ 247	Wall painting with plastic emulsion paint of approved brand and manufacture to give an even shade : 14.53.1 One or more coats on old work	sqm	4422	55.25	244315.50
4	14.54.1/ 247	Painting with synthetic enamel paint of approved brand and manufacture of required colour to give an even shade : 14.54.1 One or more coats on old work	sqm	3722	51.30	190938.60
5	14.63.1/ 248	Distemping with 1st quality acrylic washable distemper (ready made) of approved manufacturer and of required shade and colour complete. As per manufacturer's specification. 14.63.1 One or more coats on old work	sqm	9282	29.80	276603.60
6	14.64.1/ 248	Finishing walls with water proofing cement paint of required shade 14.64.1 Old work (one or more coats applied @ 2.20 kg/10 sqm) over priming coat of primer applied @ 0.80 litres/10 sqm complete including cost of Priming coat.	sqm	262	55.70	14593.40
7	14.1.1/ 242	Repairs to plaster of thickness 12 mm to 20 mm in patches of area 2.5 sq. meters and under, including cutting the patch in proper shape, raking out joints and preparing and plastering the surface of the walls complete, including disposal of rubbish to the dumping ground within 50 metres lead : 14.1.1 With cement mortar 1:4 (1 cement : 4 fine sand)	sqm	50	264.80	13240.00
8	15.60/228	Disposal of building rubbish/malba/similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50m initial lead, for all leads including all lifts involved.	cum	5	120.6	602.75
9	13.41.1/ 230	Distemping with oil bound washable distemper of approved brand and manufacture to give an even shade : 13.41.1 New work (two or more coats) over and including water tinnable priming coat with cement primer	sqm	50	93.7	4685.00
		TOTAL			Rs.	818244.81
		Add 11% Cost index				90006.93
		Add 1% Labour Cess				8182.45
		Grand Total				916434

Terms & Condition:-

- 1 The work shall be completed with in Three MONTH froms the date of issue of work order otherwise 1% penalty per day up to a maximum of 10% shall be imposed on gross amount of bill.
- 2 2 % income tax will be deducted from the bill.
- 3 The work shall be carried out as per C.P.W.D. specification and entire satisfaction of engineer-in-charge.
- 4 Vat will be deducted from the bill as per applicable.
- 5 1% water charge will be deducted from the bill.
- 6 1% Labour Cess will be deducted from the bill


(A.E. Civil)



SCHEDULE OF WORK

Subject:- Providing and fixing brick tile cladding on walls at Maharani Bagh SPA Complex New Delhi

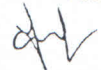
No.	DSR-2016	Description of work	Unit	Qty	Rate	Amount
1	15.56/258	Dismantling old plaster or skirting raking out joints and cleaning the surface for plaster including disposal of rubbish to the dumping ground within 50 metres lead	M ²	400	22.4	8960
2	15.6/258	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Sqm	50	120.55	6027.5
3	15.7.4/253	Demolishing brick work manually/ by mechanical means including stacking of serviceable material and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in-charge.	Sqm	45	842.75	37923.75
4	14.72/248	Providing and fixing double scaffolding system (cup lock type) on the exterior side, up to seven story height made with 40 mm dia M.S. tube 1.5 m centre to centre, horizontal & vertical tubes joining with cup & lock system with M.S. tubes, M.S. tube chollies, M.S. clamps and M.S. staircase system in the scaffolding for working platform etc. and maintaining it in a serviceable condition for the required duration as approved and removing it there after. The scaffolding system shall be stiffened with bracings, runners, connection with the building etc wherever required for inspection of work at required locations with essential safety features for the workmen etc. complete as per directions and approval of Engineer-in-charge. The elevational area of the scaffolding shall be measured for payment purpose. The payment will be made once irrespective of duration of scaffolding. Note: - This item to be used for maintenance work judiciously, necessary deduction for scaffolding in the existing item to be done.	Sqm	720	160.15	115308
5	6.22/112	Tile brick masonry work 5 cm thick with common burnt clay F.P.S. (non modular) tile bricks of class designation 10 in cement mortar 1:3 (1 cement : 3 coarse sand) in superstructure above plinth and upto floor five level.	M ²	400	572	228800
6	15.26/255	Demolishing brick tile covering in terracing including stacking of serviceable material and disposal of unserviceable material within 50 metres lead.	Sqm	400	45.7	18280
7	3.11/84	Extra for providing and laying cement mortar 1:6 (1 cement : 6 Coarse sand)	Sqm	9	3217.5	28957.5
8	14.1.1/242	Repairs to plaster of thickness 12 mm to 20 mm in patches of area 2.5 sq. meters and under, including cutting the patch in proper shape, raking out joints and preparing and plastering the surface of the walls complete, including disposal of rubbish to the dumping ground within 50 metres lead : 14.1.1 With cement mortar 1:4 (1 cement : 4 fine sand)	Sqm	55	364.8	20064
9		Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level in all shapes and sizes in :				11603
		6.4.1 Cement mortar 1:4 (1 cement : 4 coarse sand)	cum	2	5801.5	
		6.4.2 Cement mortar 1:6 (1 cement : 6 coarse sand)	cum	2	5582.85	11165.7
10	6.4/111					487089
		TOTAL				53579.84
		Add 11% Cost Index				4870.89
		1% Labour Cess				54540.18
		Grand total				

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	545 Rupees								545540
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Terms & Conditions

- 1 The work shall be completed within Three months from the date of issue of work order otherwise 1 % penalty per day up to a maximum of 10 % shall be imposed on gross amount of bill
- 2 7 % income tax will be deducted from the bill
- 3 The supply will be given as per manufacture specification and entire satisfaction of Engineer in-charge
- 4 Vat will be deducted from the bill as per applicable.
- 5 1% water/electrical charges will be deducted from the bill.
- 6 1% Labour Cess charges will be deducted from the bill.
- 7 10 % security will be deducted form the bill and the same will be released to contractor after completion of


 Assistant Engineer (Civil)

