

SCHOOL OF PLANNING AND ARCHITECTURE
4, Block B, I.P.Estate, New Delhi-110002
Phone : 011-23702382 Fax : 011-23702383



MINUTES OF FIFTH BUILDING & WORKS
COMMITTEE MEETING HELD ON 23rd MARCH, 2018
AND
DULY CONFIRMED IN
SIXTH BUILDING & WORKS COMMITTEE MEETING
HELD ON 24th AUGUST, 2018



SCHOOL OF PLANNING AND ARCHITECTURE

Ref.No.CCC/05BWC/SPA/17

12th April, 2018

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

**SUBJECT: MINUTES FOR THE 05th BUILDING & WORKS COMMITTEE MEETING
HELD ON FRIDAY, 23rd MARCH, 2018 AT 12.00 NOON.**

Sir,

I am directed to forward herewith the Minutes of the 05th Meeting of Building & Works Committee Emergent Meeting of School of Planning and Architecture, New Delhi, held on Friday, 23rd March, 2018 at 12.00 noon in the New Committee Room of the School.

With Kind Regards,

Yours faithfully,

(Prof. Dr. Sanjay Gupta)

Registrar In-charge, Secretary

1.	Prof. Dr. P. S. N. Rao Director 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. Sanjay Gupta Registrar (In-Charge) - 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		

MINUTES OF 05TH BUILDING AND WORKS COMMITTEE MEETING OF SCHOOL OF PLANNING AND ARCHITECTURE, NEW DELHI, HELD ON FRIDAY, 23RD MARCH, 2018 AT 12.00 NOON IN THE NEW COMMITTEE ROOM, SPA, NEW DELHI.

Present:

- | | |
|--|----------------------------------|
| 1. Prof. Dr. P.S.N. Rao
Director | Chairman |
| 2. Prof. Dr. Nitin Dindorkar
Head, Civil , NIT Bhopal | Member |
| 3. Shri B. R. Pasi,
E. E. (Electrical), CPWD | Member |
| 4. Shri Subhash Chandra
(In place of Shri R. S. Rao, S.E. CPWD) | Member |
| 5. Prof. Dr. V. K. Paul
Dean (P&D) | Member |
| 6. Prof. Dr. Sanjay Gupta | Registrar (In-charge) -Secretary |

Dr. B.K. Bhadri, Asstt. Educational Adviser (DL), MHRD, Govt. of India expressed his inability to attend the meeting but sent his observations on the Agenda Items for the consideration of the members. The observations of Dr. Bhadri are given at **Appendix- 05 BWC/I**. The observations of Dr. Bhadri were discussed during the meeting while taking up the relevant Agenda Items.

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

05 BWC ITEM NO.1: TO CONFIRM THE MINUTES OF 03 MEETING OF THE BUILDING & WORKS COMMITTEE OF THE SCHOOL HELD ON 29TH NOVEMBER, 2017.

The Minutes of the 03th Meeting of Building & Works Committee of the School held on 29th November, 2017 were confirmed.

05 BWC ITEM NO. 2: TO CONFIRM THE MINUTES OF 04 (EMERGENT) MEETING OF THE BUILDING & WORKS COMMITTEE OF THE SCHOOL HELD ON 02ND JANUARY, 2018

The Minutes of 04 BWC (Emergent) meeting of the School held on 2nd January, 2018 were confirmed.

05 BWC ITEM NO. 3: TO REPORT ACTIONS TAKEN ON THE MINUTES OF THE 03rd MEETING OF THE BUILDING & WORKS COMMITTEE OF THE SCHOOL HELD ON 29th NOVEMBER, 2017.

The Committee noted the Action Taken Report of reporting items 1 to 9.

With reference to 03 BWC Item No.6 the Committee suggested a letter from School need to be written to IIT (Delhi), CBRI (Roorkee), IIT,(Roorkee) with a copy to CPWD regarding structural condition survey to be carried for ITO Girls Hostel.

05 BWC ITEM NO. 4: TO REPORT ACTIONS TAKEN ON THE MINUTES OF THE 04TH BUILDING & WORKS COMMITTEE (EMERGENT) MEETING OF THE SCHOOL HELD ON 02ND JANUARY, 2018.

The Committee noted the action taken report of reporting Item No.1.

05 BWC ITEM NO. 5: PROGRESS REPORT OF VASANT KUNJ PROJECT

The item was presented before the Committee. In response to the members queries regarding the progress achieved it was informed that the design drawings of the project had been submitted to the School by CPWD which were duly signed on behalf of the School and submitted back to the CPWD for initiating approval on behalf of the local bodies. Subsequently CPWD has submitted the drawings to the Delhi Urban Art Commission (DUAC) and the case is in the advanced stage of approval process. The CPWD has submitted PE of Rs.370.62 crores along with fund flow (Appendix- 05 BWC/II) based on SFC approval which was placed before the Committee.

The BWC approved the same.

It was also appraised to the BWC that CPWD is now preparing tender document for the appointment of contractor on EPC basis. CPWD has assured that the tender document would be ready before the approvals are received from the local bodies and other authorities so that the tendering process can be initiated immediately after that.

The Committee members were also informed that the Secretary, MHRD had taken a feedback on the project with SPA administration through video conference. On behalf of the School, The Director, Dean (P&D), Chief Architect (CPWD), Chief Engineer (CPWD) and Deputy Architect (CPWD) participated in the Video Conference. Secretary, MHRD expressed satisfaction on the progress of the work. School made a commitment to the Secretary, MHRD that the tendering process would be completed latest by July 2018 and the construction is expected to start before September 2018. Further, it was also informed that the Secretary, MHRD would regularly take a feedback from the School authorities every month.

The Committee suggested to incorporate broad time lines about the project in agenda items. Further it also proposed that a tabular format should be developed including details about various actions related to project such as approvals, tendering, work awarded and progress achieved.



05 BWC ITEM NO. 6: PAINTING AND REFIXING OF GLASS OF STRUCTURE GLASS GLAZING AT OFFICE STAIRCASE, PLANNING BUILDING SPA NEW DELHI

The Committee members were informed that the stair case glazing in Planning Building, SPA needs to be re-fixed with appropriate material as the glass has started falling at some locations posing serious safety hazard. The existing putty has deteriorated and needs to be checked and replaced. Also, the painting has become necessary for the metal parts of the glazing.

After detailed deliberations, the Committee approved the estimate work was approved the estimate with overall financial sanction of Rs.1,16,656/- and the estimated time duration of completion of work is one month after award of work order.

05 BWC ITEM NO. 7: RENOVATION OF ARCHITECTURE CANTEEN

The Committee considered the proposal to renovate the Architecture Building Canteen. It was informed to the Committee members that the repairs and improvements in the Architecture Canteen have not been undertaken for more than 10 years.

After detailed deliberations, the Committee approved the estimate with overall financial sanction of Rs.4,30,569/- and the time duration of completion of work is one month from award of work order. It suggested that Food Safety and Standards Authority of India (FSSAI) norms should be taken care of in the renovation works.

05 BWC ITEM NO. 8: WHITE WASHING, PAINTING AND OTHER MISCELLANEOUS WORKS IN DIRECTOR BUNGALOW AT MAHARANI BAGH RESIDENTIAL COMPLEX SPA NEW DELHI.

The Committee was informed that the Director's Bungalow was vacated recently by the outgoing Director and required to be re-painted along with other maintenance works of routine nature. This was also necessary as it is now redesignated for use as a Guest House.

After detailed deliberations, the Committee approved the estimate with overall financial sanction of Rs.2,62,428/- and the time duration of completion of works is one month from date of award of work order.

05 BWC ITEM NO. 9: REMOVAL OF LOOSE BRICK TILES CLADDING FALLING OFF FROM THE WALLS AT MAHARANI BAGH, SPA COMPLEX NEW DELHI.

The Committee was informed about the removal of loose brick tiles cladding falling off from walls at M.B. Complex which is of emergent nature. However, as the estimates of fixing new tiles was not presented it was proposed to bring this item at the next meeting to include scrapping and fixing of new tiles estimates.

05 BWC ITEM NO. 10: EXTENDING NEW COMMITTEE ROOM BY SHIFTING OF ALUMINUM GLAZING AT PLANNING BUILDING, SPA NEW DELHI

The Committee was informed about the need to extend the NCR by shifting of aluminum glazing at the Planning Building. Being the only Committee Room of the School, the members appreciated the need to extend the New Committee Room which could accommodate additional 20 persons approximately.

After detailed deliberations, the Committee approved the estimate with overall financial sanction of Rs.4,43,952/- and the time duration of completion is two months from award of work order.

05 BWC ITEM NO. 11: MISCELLANEOUS REPAIR WORKS AT RESIDENTIAL COMPLEX AND COMMUNITY CENTRE AT M.B. COMPLEX

The Committee was informed that Estate Office regularly receives complaints of miscellaneous repair works for the maintenance which are not possible to be carried out effectively by the maintenance staff, such as plumber, electrician and carpenter deployed at the Estate Office. Also, these works are of small quantities scattered over different locations in the residential accommodations. It is proposed that such works be undertaken through a contract.

After detailed deliberations, the Committee approved the proposal and the estimate with overall financial sanction of Rs.5,16,874/- and the time duration of completion is six months from award of work order.

05 BWC ITEM NO. 12: APPROVAL FOR OPENING TENDER OF "RENOVATION AND UPGRADATION OF THE LABORATORY OF THE CONSERVATION DEPARTMENT IN PLANNING BUILDING" WITH TWO BIDDERS

The Committee was appraised that only two tenders estimated cost of Rs.5,74,542/- were received by the School to undertake the said work. It was also informed that the time for submitting the tenders was extended once but the response was still the same. The Committee was appraised about MHRD representative Dr. Bhadri's suggestions to drop the item in view of incomplete details. The Committee was of the view that more details related to agenda item is not desirable at this stage since it being related to tender bids.

The members deliberated on the issue and approved that the two bids may be opened to appoint the Contractor as per procedure laid out in GFR 2017/ CPWD manual.

05 BWC ITEM NO. 13: APPROVAL TO UNDERTAKE WORKS INTERNALLY BY SPA DUE TO LACK OF INTEREST BY CPWD

The following works in the School were approved by all three Committees (BWC/FC/BOG):

1. White washing, Distempering and painting in Girls Hostel (ITO)
2. White Wash, Distempering and Painting in Boys and Girls Hostel Maharani Bagh SPA New Delhi.
3. Renovation and Up-gradation of Shafts by making opening in front side of shafts and replacement of existing C.I. G.I. Fitting in boys Hostel Maharani Bagh.

As per decision of 02 BWC meeting held on 24th October, 2017 CPWD were contacted for execution of above mentioned works at estimated cost of Rs.42,48,838/-.

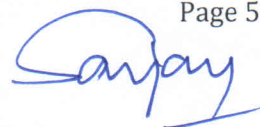
Inspite of the repeated requests and follow up, the response of the CPWD was not consistent with the urgency of the work. The members were informed that the work was long overdue and needs to be urgently taken up during the vacation period starting from June, 2018. The Committee was also apprised of the observations of MHRD representative Dr. Bhadri that SPA should refrain from undertaking these works internally and suggested that School should approach NBCC or contact CPWD again.

The Committee members discussed the observations of MHRD representative and suggested that School should write a letter to NBCC soliciting their response and also take up matter with CPWD again at the earliest. It further suggested that in case of a decline/refusal from both of these above mentioned agencies, the works may be undertaken by the School through open NIT process in accordance with the CPWD specifications and norms of GFR 2017.

05 BWC ITEM NO. 14: SPA HORTICULTURE WORKS THROUGH CPWD

The Committee considered the item to get the works related to horticulture at Planning and Architecture Buildings being undertaken by CPWD. The CPWD had been providing satisfactory services for horticulture for some time and present arrangement required to be renewed with effect from April 2019. The financial sanction required for the horticulture work under CPWD was Rs.5,97,400/- based on the proposal of the last year.

Since the services provided by the CPWD in this respect were satisfactory, the BWC approved the item at the above mentioned cost excluding GST, other taxes and annual enhancement expenses.



05 BWC ITEM NO. 15: ANNUAL MAINTENANCE OF AIR CONDITIONER SYSTEMS INSTALLED IN PLANNING AND ARCHITECTURE CAMPUSES

The Committee considered the need for AMC of window and split unit ACs installed in Planning and Architecture campuses. Presently there is no AMC of ACs awarded to any agency and the repairs are being carried out on 'call-basis' from the manufacturers.

The Committee discussed the matter and approved that a single agency may be appointed for above mentioned AMC at a estimates budget of Rs.1,00,000/- excluding taxes by inviting tenders as per GFR and other guidelines.

05 BWC ITEM NO. 16: ANNUAL MAINTENANCE OF LIFTS INSTALLED IN PLANNING AND ARCHITECTURE CAMPUSES.

The Committee was appraised that the Annual Maintenance of the Lifts in the School has expired and the same needs to be renewed.

It was decided by the Committee that the Annual Maintenance of Lifts is to be awarded to the manufacturers of the lifts only at an estimated cost of Rs.6,74,706/- through open E-tender system.

05 BWC ITEM NO. 17: AMC FOR PEST CONTROL IN THE VARIOUS BUILDINGS OF THE SCHOOL

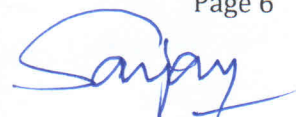
The Committee was appraised about need of AMC for pest control in various buildings of the School.

It was suggested by the CPWD members that the item of Pest Control is not related to the BWC and should be taken up as part of routine maintenance activities.

05 BWC ITEM NO. 18: AMC OF UPS PLACED AT VARIOUS PLACES IN THE SCHOOL

The Committee was appraised about need of AMC of UPS at various locations in the School.

It was suggested by the members that the item of AMC of UPS does not relate to the BWC and should be taken up as part of routine maintenance activities.



05 BWC ITEM NO. 19: FIRE SAFETY ASSESSMENT OF THE SPA PLANNING AND ARCHITECTURE BUILDINGS

It was appraised to the members of BWC that the Planning and Architecture Campus buildings do not have a valid NOC from Delhi Fire Services. Although, sometime in 2009-10, fire protection system was installed in these buildings but the same is non-operational and needs to be repaired and restored. Also, the requirements for fire safety needed to be placed on record before Fire Safety system and other improvements are undertaken.

In the earlier BWC meetings also this aspect was highlighted and it was decided that the CPWD should be approached to undertake improvement and School should write to the CPWD and DFS for carrying out inspections of these buildings. While the CPWD is yet to respond positively to School's request the DFS conducted inspection of the SPA buildings on 15th March, 2018. The inspection was carried out by Mr. Manoj Sharma, Additional Divisional Fire Officer who identified following urgent works to improve safety from fire hazards.

- a. Provision of two additional Staircases in the Architecture Building (Rs.45 Lakhs)
- b. Provision of Fire rated smoke extraction fan for the Planning Building (Rs.60,000/-)
- c. Operationalization of Smoke Detector System in the Pln. & Arch. Bldg. (Rs.1,00,000/-)

Keeping in view the sensitivity of the matter related to the safety and welfare of the students in the two buildings, the members of the BWC, in principle, approved the above mentioned works related to the fire safety subject to these being recommended by the DFS/CFO.

05 BWC ITEM NO. 20: ANY OTHER ITEM.

- a. External member, Prof. Nitin Dindorker raised the issue that the proposals put up before the Committee for consideration should have photographs in addition to the estimates so that members can appreciate the type of problem and decide appropriately. Other members also supported the suggestion and it was decided that the photographs should be placed in the Agenda along with the estimates in future.

The meeting ended with thanks to the Chair.

F. No. 3-16/2016 -TS.VI
Government of India
Ministry of Human Resource Development
Department of Higher Education

Appendix - 05 BWC / I
New Delhi dated the 20th March, 2018

To

The Registrar,
School of Planning and Architecture
4, block -B, I.P. Estate
New Delhi -110002.

Sub: 05th Meeting of Building and Works Committee of SPA Delhi-reg.


Sir,

I am directed to refer to your letter No. CCC/05BWC/SPA/18 dated 13th March, 2018 on the subject noted above and to forward herewith the comments of the Ministry on the agenda of the meeting as under:

Item No.	Views/Comments
Item No. 1	May be considered.
Item No. 2	May be considered.
Item No. 3	May be considered.
Item No. 4	May be considered.
Item No. 5	Since layout and Architectural drawings etc. have been approved by the BWC and BoG of the School. Therefore the School should make out efforts for early starting of the Construction Work. It may also be ensured that the timelines as approved by the SFC should be strictly adhered to and all efforts should be made to complete the project in three years. The Ministry will not grant additionality if the cost overrun occurs due to delay in the project. The requisite funds would be made available through HEFA. Moreover, the School has not furnished the details of the time line for early starting of the construction works at the new site.
Item No. 6	May be considered. However, it is emphasized that with regard to the any Agenda Item wherein the financial implications are involved, the approval of FC/BoG should be sought and also should comply with the following: (i) GFR 2017 provisions (ii) Mandatory E-Tendering and upload the same on the School's website (iii) Purchasing of goods and articles through Government e-Marketing Place(GeM) only i.e. DGS&D rate contracts (iv) the CVC guidelines on transparency as issued from time to time.
Item No. 7	
Item No. 8	
Item No. 9	
Item No. 10	
Item No. 11	
Item No. 12	In the absence of the details, the agenda item may not be considered at this stage.
Item No. 13	The School should refrain from executing the work internally. Instead of this, the School should approach NBCC for the work or contact the CPWD again.
Item No. 14	May be considered.
Item No. 15	May be considered.
Item No. 16	May be considered.
Item No. 17	The work of AMC for Pest Control as well as AMC of UPS does not fall within the ambit of BWC and hence, should not be placed before the BWC. Instead, all such proposals should be examined by an Internal Committee of the School constituted for such purposes and thereafter, placed before the FC/BoG for approvals.
Item No. 18	

2. In view of above, you are requested to incorporate the comments of the Ministry on the agenda items during the course of the meeting on 23rd March, 2018.

Yours faithfully,


(B.K. Bhadri)

भारत सरकार
केन्द्रीय लोक निर्माण विभाग
कार्यालय-मुख्य परियोजना प्रबंधक
पीएनबीपरियोजना मंडल-1, के.लो.नि.वि.
ब्लाक-1, तल-1, पूर्वी खण्ड-1,
आर.के.पुरम, नई दिल्ली-110066

ई-मेल : deleepnb1.cpwd@nic.in, दूरभाष:-011-26165945
Fax No. 011-26165944



संख्या : 23(6)/सी0पी0एम0/एस0पी0एम0/2018/82-हि०

दिनांक : 08-03-2018

सेवा में

✓ Prof. (Dr.) Virendra Kumar Paul,
Officer on Special Duty (Vasant Kunj Project),
School of Planning and Architecture,
New Delhi.

विषय:- Construction of New Campus of the School of Planning & Architecture (SPA), Delhi
at Vasant Kunj Site.

महोदय,

As desired, year-wise fund requirements for execution of work is as under .

Financial Year	Quarter	Financial Requirement in Crores
2018-19	2 nd quarter	10
	3 rd quarter	30
	4 th quarter	40
2019-20	1 st quarter	50
	2 nd quarter	50
	3 rd quarter	50
	4 th quarter	50
2020-21	1 st quarter	30
	2 nd quarter	30
	3 rd quarter	30
Total		370 Crores

This issued with the approval of Chief Project Manager

M
08/03/18
(ए०के० जालान)
कार्यपालक अभियंता

प्रतिलिपि:-

1. Executive Engineer (C), PNB Project Division-I, CPWD, East Block-I, R.K. Puram, New
Delhi-110066

/
कार्यपालक अभियंता



भारत सरकार
केंद्रीय लोक निर्माण विभाग
कार्यालय-मुख्य परियोजना प्रबंधक,
पीएनबीपरियोजना मंडल-1, के.लो.नि.वि.,
ब्लॉक-1, तल-1, पूर्वी खण्ड-1,
आर.के.पुरम, नई दिल्ली-110066
ई-मेल : deleepnb1.cpwd@nic.in, दूरभाष:-011-26165945
Fax No. 011-26165944



संख्या : 23(6)/सी0पी0एम0/एस0पी0ए0/2018/ 83-हि०

दिनांक 08-03-2018

सेवा में,

Prof. (Dr.) Virendra Kumar Paul,
Officer on Special Duty (Vasant Kunj Project),
School of Planning and Architecture,
New Delhi.

विषय:- Construction of New Campus of the School of Planning & Architecture (SPA), Delhi at Vasant Kunj Site.

संदर्भ:- Your letter No. CV/DIR/SPA/17/75 dt. 15/02/2017

Please find enclosed two copies of Preliminary Estimate amounting to Rs. 370.62 Crore of the above mentioned work for accord of Administrative Approval and Expenditure Sanction.

Encl: As above.

(Signature)
08/03/18
(ए०के० जल्लान)
कार्यपालक अभियंता

प्रतिलिपि:-

1. Chief Architect (DR), CPWD, East Block-1, Sector-I, R.K. Puram, New Delhi-110066
2. Executive Engineer (C), PNB Project Division-I, CPWD, East Block-I, R.K. Puram, New Delhi-110066
3. Executive Engineer (E), PNB Project Elect. Division, CPWD, East Block-I, R.K. Puram, New Delhi-110066

कार्यपालक अभियंता

CENTRAL PUBLIC WORKS DEPARTMENT

State- Delhi

Division- PNB Project Div-I

Branch- B&R

Subject: Proposed construction of New campus for School of Planning & Architecture SPA at Vasant Kunj, New Delhi.

Funds:- Deposit Work.

This Preliminary estimate framed by Sh. Arun Singh, AE(C), Sh. Indrajeet Singh, AEE(C) and Sh. P. K. Sahoo, AEE(Elect.) and further processed by Sh. A.K. Jalan, Executive Engineer, PNB Project Division, CPWD, R.K. Puram, New Delhi and Sh. Karam Chand, Executive Engineer (Elect.), PNB Project Elect. Dn. CPWD for probable cost of Rs.370.62 Crores i/c 3% contingencies and 1% labour cess for accord of Administrative approval and expenditure sanction of the Competent Authority.

HISTORY

The School of Planning and Architecture, New Delhi started in 1942 with just one department. Over the year, it had expanded into a large institution with as many as 12 departments. In the year 1979, it became a Deemed University and in the year 2015 on "Institution of National importance" under an act of Parliament. Expansion over the last 7 decades had seen a steady increase in the intake of students from under 500 to 1100 as of date within the same space for academic activities. The present shortage of space is at least three times. This shortage of space has also led to the wasting the growth of School and no New courses/Department could be initiated in the last 20 years. At the same time, shortage of hostel accommodation has also been causing untold difficulties to the students. So department (SPA) need the new campus at Vasant Kunj aims to fill this gap.

The work was entrusted to CPWD by SPA vide letter No. CV/DIR/SPA/17/75 dated 15/02/2017 and DG (CPWD) accepted the proposal. Accordingly Memorandum of understanding was signed between CPWD and SPA on 29/08/2017. Minutes of the meeting of SFC has also been forwarded to CPWD in which it is informed that SFC has accorded approval of the project at a cost of Rs. 370,84,45,136/-.

Design & Scope of work.

The structure is RCC framed structure having G+5, having Plinth area 48163 Sqm. (Institutional Bldg.) and 25204.57 Sqm. (Hostel). Provision of site development around building layout area (60000 Sqm.) has been taken in the estimate. No proposal for Horticulture Development has been taken in the estimate. No Basement is taken in the Preliminary Estimate. Additional plinth area of 13707 Sqm proposed for extension of Academic block is not taken in the Preliminary Estimate. Total work in phase 1 is 73368 Sqm and in phase 2 is 13707 Sqm.

SK
EEE *EECC*

Besides this provision for E&M services has also been kept as detailed below:-

- (i) Sub-Station equipment.
- (ii) DG Set for essential load.
- (iii) HVAC System for institutional block and auditorium.
- (iv) LED light fixtures etc.
- (vi) **Lifts:** 13 Person passenger lift - 10 No. in Academic Block.
8 Person passenger lift - 9 No. in Hostel Block.

Architectural drawing:- Following Architectural designing Prepared by Chief Architect, CPWD have been followed:-

- (1) 16/2016/SPA/CA(DR)/PD/01/R2
- (2) 16/2016/SPA/CA(DR)/PD/02/R2
- (3) 16/2016/SPA/CA(DR)/PD/03/R2
- (4) 16/2016/SPA/CA(DR)/PD/04/R2
- (5) 16/2016/SPA/CA(DR)/PD/05/R2
- (6) 16/2016/SPA/CA(DR)/PD/06/R2
- (7) 16/2016/SPA/CA(DR)/PD/07/R2
- (8) 16/2016/SPA/CA(DR)/PD/08/R2
- (9) 16/2016/SPA/CA(DR)/PD/09/R2
- (10) 16/2016/SPA/CA(DR)/PD/10/R2
- (11) 16/2016/SPA/CA(DR)/PD/11/R2
- (12) 16/2016/SPA/CA(DR)/PD/12/R2
- (13) 16/2016/SPA/CA(DR)/PD/13/R2
- (14) 16/2016/SPA/CA(DR)/PD/14/R2
- (15) 16/2016/SPA/CA(DR)/PD/15/R2
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- (18) 16/2016/SPA/CA(DR)/PD/18/R2
- (19) 16/2016/SPA/CA(DR)/PD/19/R2
- (20) 16/2016/SPA/CA(DR)/PD/20/R2
- (21) 16/2016/SPA/CA(DR)/PD/21/R2
- (22) 16/2016/SPA/CA(DR)/PD/22/R2
- (23) 16/2016/SPA/CA(DR)/PD/23/R2
- (24) 16/2016/SPA/CA(DR)/PD/24
- (25) 16/2016/SPA/CA(DR)/PD/25
- (26) 16/2016/SPA/CA(DR)/PD/26
- (27) 16/2016/SPA/CA(DR)/PD/27

Specifications: CPWD specification 2009 Vol I & II amended up to date correction slip for all other items/work as per laid down provisions by the DG CPWD and sound engineering practices.

Rate: CPWD Plinth area rates as on 01/10/2012 duly enhanced by present approved cost index 15% over DPAR 2012.

Cost : Rs. 370.62 Crores including 3% contingencies (As the project is being fully funded by the Govt. of India no Departmental charges shall be levied by CPWD.)


Land : Available

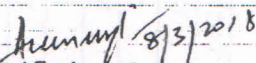
Work charged staff : Will be met out from contingencies.

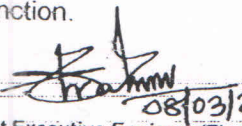
T & P : To be assigned by contractor.

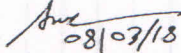
Method: Through contract after call of tender.


Time : 24 months for execution and 6 months for planning after receipt of Administrative Approval & Expenditure Sanction.



 8/3/18
 Assistant Executive Engineer (Civil)
 PNB, Project Division-1,
 CPWD


 8/3/2018
 Assistant Engineer (Civil)
 PNB, Project Division-1,
 CPWD


 08/03/2018
 Assistant Executive Engineer (Elect.)
 PNB, Project Elect. Division-1,
 CPWD


 08/03/18
 Executive Engineer (Civil)
 PNB, Project Division-1,
 CPWD


 8/3/18
 Executive Engineer (Elect.)
 PNB, Project Elect. Division-1,
 CPWD


 8/3/18
 Chief Project Manager
 PNB, Project Zone,
 CPWD

GENERAL ABSTRACT OF COST

Name of Work: Proposed construction of New campus for School of Planning & Architecture(SPA) at Vasant Kunj, New Delhi .

S.No.	Description	Amount in Rupees	Remarks
1	Superstructure including services		
(a)	Academic block	22150,54,706	Annexure-I
(b)	Hostel block	8837,31,544	Annexure-II
2	Electrical & Mechanical Services	1728,20,091	Annexure-III
3	Extra for Green Building Concept @ 5% on A Total	32716,06,340	A
4	Art Work @ 1% on B	1685,80,317	
		34351,86,657	B
5	Furniture works and equipment etc.	343,51,867	
	Total	34695,38,523	
		2000,00,000	
6	Add @ 1% Labour Cess on C	36695,38,523	C
		366,95,385	
	Grand Total	37062,33,909	
		Say Rs. 3,70,62,00,000	

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AEE(Civil) 08/3/18

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AE(Civil) 08/3/2018

[Signature]
EE(Elect.)

[Signature]
08/03/18
EE(Civil)

[Signature]
Chief Project Manager
PNB Project Zone

Preliminary Estimate

Name of Work: Proposed construction of New campus for School of Planning & Architecture (SPA) at Vasant Kunj, New Delhi.

Academic Block 25048 SQ.M
 Admin. Block 7591 SQ.M
 Auditorium Block 5097 SQ.M
 Connecting Bridge 985 SQ.M
 Academic 1 9442 SQ.M

Total Area 48163 SQ.M

S.NO.	DESCRIPTION	AREA	UNIT	RATE	AMOUNT (RS.)	PAR Ref No.
1	SUPERSTRUCTURE (G+5)					
1.1	R.C.C. framed structure upto six storeys floor height 3.35 mt.	48163	Sqm.	33500	1131830500	1.1
2	Extra for					1.1.1
2.1	Every 0.3 mts. Additional height of floor above normal floor height of 3.35 mtrs. ($3.50-3.35 = 0.15/0.3 \times 270$)					1.2
2.2	Every 0.3 mts. Additional height of floor above normal floor height of 3.35 mtrs. ($4.05-3.5/0.3 \times 270$)=495 (On Academic Block Area)	48163	Sqm.	135	6502005	1.2.3
3	Every 0.3 m Higher Plinth over normal Plinth of 0.6 m (On Ground Floor area only). ($0.75-0.60/0.3 \times 270$)	25048	Sqm.	495	12398760	1.2.3
4	Every 0.3 m deeper foundations over normal depth of 1.20 metre (on G.F. area only)	11205.21	Sqm.	135	15117703	1.2.4
5	R.C.C. Raft Foundations- (Ground Floor Only)	11205.21	Sqm.	270	3025407	1.2.5
	Extra for:			6450	72273605	1.2.9
6	Resisting Earthquake forces	48163	Sqm.		1227542980	(A)
7	Larger modules over 35 sqm	48163	Sqm.	1140	54905820	1.2.8
				1500	72244500	1.2.12
					127150320	(B)

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8	Fire Fighting System											
8.1	With wet riser system	48163	Sqm.	500	24081500	1.4.1						
8.2	With sprinkler system	48163	Sqm.	750	36122250	1.4.2						
9	Automatic Fire alarm system	48163	Sqm.	500	24081500	1.5.2						
10	Street lighting with HPSV lamps	48163	Sqm.	165	7946895	6.7.3						
	SERVICES											
11	Internal water supply & sanitary installation	4.00%	of 'A' i.e	1227542980	49101719	3.1						
12	External Services connection	5.00%	of 'A' i.e	1227542980	61377149	3.2						
13	Internal Electric Installations	12.50%	of 'A' i.e	1227542980	153442872	3.3						
14	Extra for:											
14.1	Power wiring and plugs	4.00%	of 'A' i.e	1227542980	49101719	3.6.1						
14.2	Lighting conductors: 5 to 8 storey buildings	0.33%	of 'A' i.e	1227542980	4050892	3.6.3.2						
14.3	Telephone conduits	0.50%	of 'A' i.e	1227542980	6137715	3.6.4						
14.4	Computer conduits	0.50%	of 'A' i.e	1227542980	6137715	3.6.6						
14.5	Quality assurance	1.00%	of 'A' i.e	1227542980	12275430	3.6.7						
15	Lifts											
15.1	Passenger lift capacity 13 person (G+5)ACV/VVF	10	each	2800000	28000000	4.1.4						
16	Water Tank (RCC Only)					5						
16.1	Overhead tank without independent staging	150000	Litr.	15	2250000	5.1						
16.2	Under Ground Sump	225000	Litr.	15	3375000	5.5						
17	Development of Site					6						
17.1	Levelling (except play ground area)	60000	Sq.m	95	5700000	6.1						
17.2	Internal Road & Path	60000	Sq.m	145	8700000	6.2						
17.3	Sewer	60000	Sq.m	110	6600000	6.3						
17.4	Filter Water Supply											
17.5	Distribution lines 100 mm dia and below	60000	Sq.m	80	4800000	6.4.1						
17.6	Peripheral grid 150 mm to 300mm dia pipes	60000	Sq.m	60	3600000	6.4.2						

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17.7	Unfiltered water supply distribution lines	60000	Sq.m	45	2700000	6.4.3
17.8	Storm water drains	60000	Sq.m	85	5100000	6.5
	(A+B+C)			Total	504682356	(C)
	Add 15% cost index over P.A.R. 2012				1859375656	
					278906348	
					213822004	(P)
18	Rainwater harvesting pits	20	each	1000000	2000000	M.R
19	Earth Work in excavation by mechanical means (Hydraulic excavator)/manual means over areas (exceeding 30 gm in depth, 1.5 m in width as well as 10 sqm on plan) including disposal of excavated earth, lead upto 50 m and lift upto 1.5 m, disposed earth to be levelled and neatly dressed.					DSR-2016 2.7
19.1	Hard rock (blasting prohibited)	17500	cum	619.80	10846500	2.7.3
	Add 13% on Item No. 19				1410045	
					12256545	(Q)
	(P+Q)				2150538549	
	Contingencies @ 3%				64516156	
				Total	2215054706	

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Preliminary Estimate

Name of Work: Proposed construction of New campus for School of Planning & Architecture (SPA) at Vasant Kunj, New Delhi.

Hostel Block-1	9534.11 SQ.M
Hostel Block-	9534.11 SQ.M
Faculty block	2888.35 SQ.M
Mess	2448 SQ.M
Services	800 SQ.M
Total Area	25204.57 SQ.M

S.NO.	DESCRIPTION	AREA	UNIT	RATE	AMOUNT (Rs.)	PAR Ref No.
1	SUPERSTRUCTURE (G+5)					1
1.1	R.C.C. framed structure upto six storeys floor height 2.90 mt.	25204.57	Sqm.	16500	415875405	1.1.2(a)
2	Extra for					
2.1	Every 0.3 mts. Additional height of floor above normal floor height of 3.35 mtrs. (3.00-2.90 = 0.1/0.3x270)	25204.57	Sqm.	90	2268411	1.2.3
3	Every 0.3 m Deeper foundations over normal depth of 1.20 metre (onG.F. area only)	5972	Sqm.	270	1612440	
4	Extra for Raft Foundation (Only Ground Floor)	5972	Sqm.	6450	38519400	
				Bldg Cost Rs.	458275656	(A)
5	Extra for Resisting Earthquake forces	25205	Sqm.	1140	28733210	1.2.8
6	Larger modules over 35 sqm.	25205	Sqm.	1500	37806855	1.2.12
					66540065	(B)




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S.NO.	DESCRIPTION	AREA	UNIT	RATE	AMOUNT (Rs.)	PAR Ref No
7	Fire Fighting System					
7.1	With wet riser system	25205	Sqm.	500	12602285	1.4.1
7.2	With sprinkler system	25205	Sqm.	750	18903428	1.4.2
8	Automatic Fire alarm system	25205	Sqm.	500	12602285	1.5.2
9	Exit sign board i/c electric signage	25205	Sqm.	85	2142388	6.7.4
10	Street lighting with HPSV lamps	25205	Sqm.	165	4158754	6.7.3
	SERVICES					
11	Internal water supply & sanitary installation	10.00%	of 'A' i.e	458275656	45827566	3.1
12	External service connections	5.00%	of 'A' i.e	458275656	22913783	3.2
13	Internal Electric Installations	12.50%	of 'A' i.e	458275656	57284457	3.3
14	Extra for:					
14.1	Lightning conductors: 5 to 8 storey buildings	0.33%	of 'A' i.e	458275656	1512310	3.6.3.2
14.2	Telephone conduits	0.50%	of 'A' i.e	458275656	2291378	3.6.4
14.3	Computer conduits	0.50%	of 'A' i.e	458275656	2291378	3.6.6
14.4	Quality assurance	1.00%	of 'A' i.e	458275656	4582757	3.6.7
15	Lifts					
15.1	Passenger lift capacity 8 person (G+5)ACV/VVF	9	each	240000	2160000	4.1.6
16	Water Tank (RCC Only)					5
16.1	Overhead tank without independent staging	150000	Litr.	15	2250000	5.1
17	Under Ground Sump	300000	Litr.	15	4500000	5.2
18	Earth Work in excavation by mechanical means (Hydraulic excavator)/manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including disposal of excavated earth, lead upto 50 m and lift upto 1.5 m, disposed earth to be levelled and neatly dressed.					
18.1	Hard rock (blasting prohibited)	9360	cum	619.80	5801328	
					221264096	(C)
					746079817	
					111911973	
					857991790	
					25739754	
					883731544	
				Total		

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Annexure-III Provision or E&M services

SS Equipments	25158208
DG sets	16772139
Ventilation of building	41819515
Air conditioning of Adminstrative block and auditorium	42151439
LED light fixture & Fans LS	20000000
Total	145901301
Add 15% cost index	21885195
Total	167786496
Add 3% Contingencies	5033595
Total	172820091

 
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Preliminary Estimate

Name of Work: Proposed construction of New campus for School of Planning & Architecture (SPA) at Vasant Kunj, New Delhi.									
	Area	Connected Load (W/Sq mtr)	Sanctioned Load	Diversity	Demand load	load at 0.95 PF and 0.85 LF			
Academic Block	25048 SQ.M	59	1477832	60%	886699	1098			
Admin. Block	7591 SQ.M	59	447869	60%	268721	333			
Auditorium Block	5097 SQ.M	86	438342	60%	263005	326			
Connecting Bridge	985 SQ.M	86	84710	60%	50826	63			
Academic 1	9442 SQ.M	59	557078	60%	334247	414			
Hostel Block-1	9534.11 SQ.M	59	562512.49	60%	337507	418			
Hostel Block-	9534.11 SQ.M	59	562512.49	60%	337507	418			
Faculty block	2888.35 SQ.M	59	170412.65	60%	102248	127			
Mess	2448 SQ.M	59	144432	60%	86659	107			
Services	800 SQ.M	86	68800	60%	41280	51			
					Total	3354			
cost									
Total substation capacity (Transformer Capacity)	3354 KVA		7500	per KVA		25158208			
DG set capacity=50% of Transformer Capacity	1677 KVA		10000	per KVA		16772139			
				Total		41930346			

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Preliminary Estimate for ventilation

	Area			
Academic Block	25048	SQ.M		
Admin. Block	7591	SQ.M		
Auditorium block	5097	SQ.M		
Connecting Bridge	985	SQ.M		
Academic 1	9442	SQ.M		
Hostel Block-1	9534.11	SQ.M		
Hostel Block-	9534.11	SQ.M		
Faculty block	2888.35	SQ.M		
Mess	2448	SQ.M		
Services	800	SQ.M		
Total	73367.57	SQ.M		

Exhaust air blower	350	per sq meter		
Air washer for plant/DG room /kitchen	60	per sq meter		
Ducting for stair/lift lobby/lift pressurisation	60	per sq meter		
Grilles/Diffusers/toilet Exhaust	100	per sq meter		
Total	570	per sq meter		

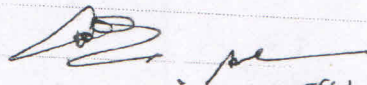
Total Expenditure for Ventilation

41819515

EE(U) P. S. S. S.

Preliminary Estimate for Air conditioni

		Area			
Admin. Block		7591	SQ.M		
Auditorium Block		5097	SQ.M		
Total		12688	SQ.M		
Total		136523	sq ft		
total air conditioned area(65% of total area)		88740	sq ft		
Capacity of central AC plant		444	TR		
High side equipment		70000	per TR		
Low side equipment		25000	per TR		
Total		42151439			


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F. No. 3-16/2016 -TS.VI
Government of India
Ministry of Human Resource Development
Department of Higher Education
Technical Section - VI

New Delhi dated the 26th April, 2018

To

The Registrar,
School of Planning and Architecture
4, block -B, I.P. Estate
New Delhi -110002.
Fax No. 011-23702396, 23702383

Dean (P&A)
Director
Registrar
Sujay
2/5
Bhaskar
7.5.18
Sujay
2/5
6th P

Sub: Minutes of the 05th Meeting of Building and Works Committee of School of Planning and Architecture, New Delhi-reg.

Sir, C. V. (PA Council) - Dean (P&A)

I am directed to refer to your letter No. CCC/05BWC/SPA/17 dated 12th April, 2018 on the subject noted above and to say that the minutes of meeting appears to be in order. However, w.r.t Agenda Item No. 19, which was not the part of the main Agenda, the comments of the Ministry are as under:

(A) Before the two additional staircases in the Architecture Building are constructed, the comments/views of CPWD needs to sought for from the Civil Engineering point of view on the suitability of old building for the above construction, if any. Further, instead of going for construction of concrete staircases in the old Architecture Building, the School may explore the option for erecting the Iron Staircases, which would be more suitable and cost effective also."

(B) 2. In view of above, you are kindly requested to incorporate the above comments of the Ministry in the minutes of the Meeting for further necessary action in the matter.

Yours faithfully,

(B.K. Bhadri)

Assistant Educational Adviser(DL)

Tele:23388037