

**MINUTES OF EIGHTH BUILDING & WORKS  
COMMITTEE MEETING HELD ON 30<sup>th</sup> OCTOBER, 2019**

**AND**

**DULY CONFIRMED IN  
NINTH BUILDING & WORKS COMMITTEE  
SPECIAL MEETING  
HELD ON 08<sup>th</sup> SEPTEMBER, 2020**



**SCHOOL OF PLANNING AND ARCHITECTURE**  
4, Block B, I.P.Estate, New Delhi-110002  
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# योजना तथा वास्तुकला विद्यालय, नई दिल्ली

संसद के अधिनियम के तहत "राष्ट्रीय महत्व का संस्थान"

(मानव संसाधन विकास मंत्रालय, भारत सरकार)

## School of Planning and Architecture, New Delhi

An "Institution of National Importance" under an Act of Parliament

(Ministry of Human Resource Development, Government of India)

Ref.No.F.08BWC/SPA/2019

11<sup>th</sup> November, 2019

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

**SUBJECT: MINUTES OF THE 08<sup>th</sup> BUILDING & WORKS COMMITTEE OF THE SCHOOL OF  
PLANNING AND ARCHITECTURE, NEW DELHI HELD ON WEDNESDAY, 30<sup>th</sup>  
OCTOBER, 2019 AT 11.30 A.M.**

Sir/Madam,

I am directed to forward herewith the Minutes of the 08<sup>th</sup> Meeting of Building & Works Committee of School of Planning and Architecture, New Delhi held on Wednesday, 30<sup>th</sup> October, 2019 at 11.30 am in the New Committee Room of School. Comments on the Minutes, if any, may please be forwarded within two weeks' time.

Yours faithfully,

(Umakant Agarwal)  
Registrar - Secretary

Encl: As stated above



1.	<b>Prof. Dr. P. S. N. Rao</b> Director-Chairman (BWC) School of Planning and Architecture, New Delhi-110002
2.	<b>Smt. Suhasini Gotmare</b> Director (SPAs) Ministry of Human Resource Development Department of Higher Education Room No. 223-C, Shastri Bhawan, New Delhi-110001
3.	<b>Prof. Dr. Nitin Dindorkar</b> Professor in the Deptt. of Civil Engineering, Maulana Azad National Institute of Technology, Bhopal-462016
4.	<b>Prof. Dr. V. K. Paul</b> <b>Dean, Planning &amp; Development</b> School of Planning and Architecture, New Delhi-110002
5.	<b>Er. Rajesh Kumar</b> Superintending Engineer Central Public Works Department Office of Superintending Engineer Delhi Circle V, East Block-IV, Level-IV, R.K.Puram, New Delhi-110066
6.	<b>Civil and Electrical Engineering Wing of Central or State Government or any autonomous body of repute (Vacant)</b>
7.	<b>Shri Umakant Agarwal</b> Registrar - Secretary School of Planning and Architecture, New Delhi-110002



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

MINUTES OF 08<sup>TH</sup> MEETING OF **BUILDING & WORKS COMMITTEE** OF THE SCHOOL HELD ON WEDNESDAY, 30<sup>TH</sup> OCTOBER, 2019 AT 11.30 A.M. IN THE NEW COMMITTEE ROOM OF THE SCHOOL

**Present:**

1.	Prof.Dr.P.S.N.Rao Director	Chairman
2.	Smt.Suhasini Gotmare Director(SPAs), MHRD	Member
3.	Prof.Dr.V.K.Paul Dean(P&D)	Member
4.	Shri Rajesh Kumar, SE(Civil) CPWD	Member
6.	Shri Umakant Agarwal Registrar	Registrar-Secretary

Prof.Dr.Nitin Dindorkar regretted his ability to attend the meeting.

The Chairman introduced new Members of BWC and welcomed all Members. He called the Meeting to order.

08 BWC ITEM NO. 1:	TO CONFIRM THE MINUTES OF 07 <sup>TH</sup> MEETING OF BUILDING & WORKS COMMITTEE OF THE SCHOOL HELD ON 29 <sup>TH</sup> APRIL, 2019
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The Minutes of 07<sup>th</sup> Meeting of the Building & Works Committee held on 29<sup>th</sup> April, 2019 were confirmed.





08 BWC ITEM NO. 2:	TO REPORT ACTIONS TAKEN ON THE MINUTES OF THE 07 <sup>th</sup> MEETING OF THE BUILDING & WORKS COMMITTEE OF THE SCHOOL HELD ON 29 <sup>th</sup> APRIL, 2019
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The Action Taken Report was noted as under:

1. 07 BWC Item No.1&2, noted.
2. 07 BWC Item No.3, for development of Existing Tube Well At Maharani Bagh Complex, Tender was floated. Despite extension of submission of tender three times, only one bid was received. Date for submission was further extended upto 05.11.2019.
3. 07 BWC Item Nos.4 to 7, Approved by BWC. Item would be placed before the FC & BOG for approval.
4. 07 BWC Item No.8, noted.
5. 07 BWC Item No.9, Item considered under the Item 6 (E).
6. 07 BWC Item No.10, Approved by BWC. Item would be placed before the FC &BOG for approval.
7. 07 BWC Item No.11, noted.
8. 07 BWC Item No.12, Work completed satisfactory as per approvals of BWC within time and budget.
9. 07 BWC Item No.13, noted.

### **PLANNING BUILDING**

08 BWC ITEM NO. 3A:	EXECUTION OF WORKS OF PAINTING WITH SYNTHETIC PAINT, OIL BOUND DISTEMPER, ACRYLIC PAINT, ACRYLIC DISTEMPER IN INTERIORS OF ALL THE FLOORS OF PLANNING BUILDING EXCEPT GIRLS HOSTEL
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The Committee considered and approved the works of painting with synthetic paint, oil bound distemper, acrylic paint, acrylic distemper in interiors of all the floors of Planning Building except Girls Hostel at a total cost of Rs.23,92,994/- through contractor after call of percentage rate e-tender online. However, the extant guidelines contained in GFR and GeM may be followed.





08 BWC ITEM NO.3 B:	PROVIDING AND FIXING FALSE CEILING IN RESEARCH ROOM & STUDIO ROOM OF DEPARTMENT OF TRANSPORT IN PLANNING BUILDING OF SPA NEW DELHI
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The Committee considered and approved providing and fixing false ceiling in research room & studio room of Department of Transport Planning in Planning Building at a total cost of Rs.1,80,477/- through contractor after call of percentage rate e-tender online. However, the extant guidelines contained in GFR and GeM may be followed.

08 BWC ITEM NO.3 C:	PROVIDING AND FIXING PIN UP SOFT BOARDS IN PHYSICAL PLANNING STUDIOS OF THE SPA NEW DELHI
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The Committee considered and approved the providing and fixing pin-up soft boards in Physical Planning studio at a total cost of Rs.1,58,079/- by calling open tender through e-tendering. However, the extant guidelines contained in GFR and GeM may be followed.

08 BWC ITEM NO.3 D:	PROVIDING AND LAYING WATER PROOFING TREATMENT ON TERRACE OVER LOBBY OUTSIDE CANTEEN IN PLANNING BUILDING OF SPA, NEW DELHI
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The Committee considered and approved the providing and laying water proofing treatment on terrace over lobby outside Canteen in Planning Building at a total cost of Rs.1,50,249/- by calling open tender through e-tendering. However, the extant guidelines contained in GFR and GeM may be followed.

08 BWC ITEM NO.3 E:	PROVIDING AND FIXING OF PVC DOORS IN TOILETS OF GIRLS AT ITO IN PLANNING BUILDING OF SPA
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The Committee considered and approved the providing and fixing of PVC doors in Toilets Of Girls At ITO in Planning Building at a total cost of Rs.88,826/- /- by calling open tender through e-tendering. However, the extant guidelines contained in GFR and GeM may be followed.





08 BWC ITEM NO.3 F:	PROVIDING CANOPY ON THE PASSAGE AREA FROM MESS HALL TO GIRLS HOSTEL AND IN FRONT OF MESS HALL IN PLANNING BUILDING OF SPA, NEW DELHI
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Revised item with polycarbonate sheets was placed on the table. The Committee considered and approved providing Canopy on the passage area from Mess Hall to Girls Hostel and in front of Mess Hall in Planning Building at a total cost of Rs.85,930/- through contractor after call of percentage rate e-tender online. Instead of polycarbonate sheets, in case fabric canopy is feasible, at same cost, it should be preferred. However, the extant guidelines contained in GFR and GeM may be followed.

### **ARCHITECTURE BUILDING**

08 BWC ITEM NO.4 A:	CONSTRUCTION WORKS OF EXTENSION OF CLASSROOMS AND PROVIDING & FIXING OF TRANSPARENT SHEET ON THE NEW PASSAGE AT ARCHITECTURE NEW DELHI
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The Committee considered and approved the construction works of extension of classrooms and providing & fixing of Transparent Sheet on the new passage at Architecture at a total cost of Rs.3,24,038/- by calling open tender through e-tendering. Instead of transparent sheet, in case fabric canopy is feasible, at same cost, it should be preferred. However, efforts should be made to shift classroom in some other place, as construction of the new campus is already approved. It is suggested that any new construction work should only be undertaken, if it is utmost important.

08 BWC ITEM NO.4 B:	RENOVATION OF AUDITORIUM OF ARCHITECTURE BUILDING OF SPA, NEW DELHI
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The Committee considered and approved the renovation of Auditorium of Architecture Building at a total cost of Rs.6,65,962/- through contractor after call of percentage rate e-tender online. However, it is suggested that if the Auditorium is not extensively used, the renovation may be postponed, as the new campus for SPA at Vasant Kunj is already approved.





08 BWC ITEM NO.4 C:	WATER PROOFING OF TERRACE OF INDUSTRIAL DESIGN LAB IN ARCHITECTURE BUILDING OF SPA, NEW DELHI
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The Committee considered and approved the water proofing of terrace of Industrial Design Lab in Architecture Building at a total cost of Rs.3,37,558/- through contractor after call of percentage rate e-tender online. However, the extant guidelines contained in GFR and GeM may be followed.

**HOSTEL AND RESIDENTIAL COMPLEX, MAHARANI BAGH**

08 BWC ITEM NO.5 A:	ADDITIONS / ALTERATIONS IN BOYS HOSTEL, CONSTRUCTION OF RAMP & STAIRCASE FROM OUTSIDE TO APPROACH THE MESS IN MAHARANI BAGH BUILDING OF SPA NEW DELHI
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The Committee suggested that the provision of the ramp should be at the prominent location and proper signage should be provided to ensure that the same is used effectively. The Committee considered and approved the Additions/Alterations in Boys Hostel, construction of Ramp & Staircase from outside to approach the Mess in Maharani Bagh Building at a total cost of Rs.5,50,007/- through contractor after call of percentage rate e-tender online. However, the extant guidelines contained in GFR and GeM may be followed.

08 BWC ITEM NO.5 B:	PROVIDING AND LAYING WATER PROOFING TREATMENT AND BRICK TILING ETC. ALONG WITH INSTALLATION OF WATER TANKS ON THE TERRACE OF COMMUNITY CENTRE IN MAHARANI BAGH COMPLEX OF SPA, NEW DELHI
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The Committee considered and approved the providing and laying water proofing treatment and brick tiling etc. along with installation of water tanks on the terrace of Community Centre in Maharani Bagh Complex at a total cost of Rs.4,80,800/- by calling open tender through e-tendering. However, the extant guidelines contained in GFR and GeM may be followed.





08 BWC ITEM NO.5 C:	PROVIDING & FIXING GYM RUBBER MAT FLOORING TILES OF SIZE 508 MM X 508MM IN GYM AREA OF HOSTEL IN MAHARANI BAGH CAMPUS
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The Committee considered and approved the providing & fixing gym rubber mat flooring tiles of size 508 mm x 508mm in gym area of Hostel in Maharani Bagh Campus at a total cost of Rs.1,66,028/- /- through contractor after call of percentage rate e-tender online. However, the extant guidelines contained in GFR and GeM may be followed.

08 BWC ITEM NO.5 D:	PROVIDING AND FIXING OF ROLLER SHUTTER AT ELECTRICAL SUBSTATION ROOM AND HOSTEL BASEMENT ROOM MAHARANI BAGH SPA-D
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The Committee considered and approved the providing and fixing of two nos. of Roller Shutters, one at Electrical Substation Room and the other at Hostel Basement Room Maharani Bagh Hostel at a total cost of Rs.37,014/- by calling spot quotation. However, the extant guidelines contained in GFR and GeM may be followed.

#### **OTHER WORKS**

08 BWC ITEM NO.6 A:	RENOVATION OF VARIOUS ELECTRICAL & MECHANICAL SERVICES OF 03 NOS. BUILDING (I.E. PLANNING CAMPUS, ARCHITECTURE CAMPUS, & MAHARANI BAGH RESIDENTIAL CAMPUS) OF SCHOOL OF PLANNING & ARCHITECTURE, ITO NEW DELHI
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It was suggested that the savings on account of solar system, LED lighting etc. should be highlighted which are green measures. The Committee considered and approved the renovation of various Electrical & Mechanical Services of 03 Nos. Building (i.e. Planning Campus, Architecture Campus, & Maharani Bagh Residential Campus) of SPA at a total cost of Rs.15,64,60,888/-, as per CPWD proposal. CPWD would undertake the works after obtaining administrative approval and expenditure sanction from the School.

However, the extant guidelines contained in GFR and GeM may be followed. It is suggested that the alterations and renovation only be carried out at hostels as the new campus for SPA at Vasant Kunj is already approved and construction is likely to begin soon.





08 BWC ITEM NO.6 B:	ENERGY AUDIT OF 03 NOS. BUILDING (I.E. PLANNING CAMPUS, ARCHITECTURE CAMPUS, & MAHARANI BAGH RESIDENTIAL CAMPUS) OF SCHOOL OF PLANNING & ARCHITECTURE, ITO NEW DELHI
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The Committee observed that the Energy Audit is contained in the 08 BWC ITEM NO 6 A and therefore stands withdrawn.

08 BWC ITEM NO.6-C:	MISCELLANEOUS REPAIR WORKS AT ARCHITECTURE & PLANNING BUILDING AT ITO CAMPUS, SPA-D
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The revised item with editorial corrections in item description and the estimate annexures was placed on the Table.

The Committee considered and approved the Miscellaneous Repair works at Architecture & Planning Building at ITO Campus, at a total cost of Rs.4,59,395/- by calling open tender through e-tendering site. However, the extant guidelines contained in GFR and GeM may be followed.

08 BWC ITEM NO.6 D:	RENOVATION/UP GRADATION OF SERVANT QUARTERS IN TYPE VII FLATS IN MAHARANI BAGH COMPLEX
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The Committee noted that the said work had already been completed and recorded in the Measurement Book. The payment up to the extent of 10% of contract value (of Rs.5,90,167/-) had already been made.

The Committee considered and approved to release the balance pending payment (over and above 10% of contract value) of Rs.1,13,379/- (after deduction of taxes) to M/s Bharat Construction Company for Renovation/Upgradation of Servant Quarters in Type VII Flats in Maharani Bagh Complex.





08 BWC ITEM NO.6 E:	PAR MAINTENANCE NORMS FOR MAINTENANCE WORKS IN ALL CAMPUSES OF THE SCHOOL
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The item was not considered necessary and therefore withdrawn.

**Table Items:**

08 BWC ITEM NO.7 A:	Design, Supply and Installation of Tensile steel structure covered with Fabric (German) on the roof of Library in Planning Building of SPA New Delhi.
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The Committee considered and approved the work involving Design, Supply and Installation of tensile steel structure covered with Fabric (German) along with allied works on the roof of Library Planning Building Miscellaneous Repair works at Architecture & Planning Building at ITO Campus, at a total cost of Rs.4,77,138/- through contractor after call of open percentage rate e-tender online.

08 BWC ITEM NO.7 B:	Construction of toilet for physically disabled /ladies in Architecture Building, SPA New Delhi.
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The Committee suggested that a space for a separate Ladies Toilet should also be identified. The Committee considered and approved the work of construction of toilet for physically disabled / ladies at a total cost of Rs.3,05,918/- through contractor after call of open percentage rate e-tender online.

08 BWC ITEM NO.7 C:	MISCELLANEOUS REPAIR WORKS AT RESIDENTIAL COMPLEX AND HOSTEL BUILDING AT M.B. COMPLEX
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The Committee considered and approved the misc. repair works at Residential-Complex and Hostel Building at a cost of Rs.4,73,985/- through contractor after call of open percentage rate e-tender online.





**Any other Items:**

1. It was discussed that if the items/works which are not available on the GeM portal, a screenshot of the GEM website indicating unavailability of items/works etc. should be taken and placed in the records and the Director, GeM, should be intimated about the same. A letter should also be written to Director, GeM requesting for inclusion of item/work on the GEM portal.

It is further requested that a brief plan about further plan for the existing building at T.P.Estate after construction of completion of the new campus of SPA Delhi at Vasant Kunj may also be submitted to Ministry.

2. It was also discussed that the due procedures should be followed in tendering procedures for the Works, conforming to CVC Guidelines, GFR provisions and CPWD Works Manual. It should be ensured that the approvals are obtained in time regarding increase in cost within the permissible limits. In cases where the cost is exceeding the permissible limits, the matter should be put up to the appropriate authority without delay in settling the matter. It was agreed that the above mechanism shall be followed.

Meeting ended with vote of thanks to the Chair.

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