



योजना तथा वास्तुकला विद्यालय, नई दिल्ली

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



School of Planning and Architecture, New Delhi

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

उमाकान्त अग्रवाल
कुलसचिव
Umakant Agarwal
Registrar

Ref.No.F.56/13BWC/SPA/2021

22nd July, 2022.

To

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

Subject: Minutes of the 13th Building Works Committee Meeting of the School of Planning and Architecture, New Delhi held on Thursday, 14th July, 2022 at 12.00 Noon in the New Committee Room of the SPA, Delhi

Sir/Madam,

Please find attached herewith the Minutes of the 13th Building Works Committee Meeting of School of Planning and Architecture, New Delhi held on Thursday, 14th July, 2022 at 12.00 noon in the New Committee Room of the School. Comments on the Minutes, if any, may please be forwarded within two weeks' time.

Yours faithfully,

(Umakant Agarwal)
Registrar - Secretary, BWC

Encl: As stated above

List of Members of BWC, SPA-DELHI

1.	Prof. Dr. P. S. N. Rao Director-Chairman (BWC) SPA, New Delhi – 110002	5.	Er. Rajesh Kumar Superintending Engineer Central Public Works Department Office of Superintending Engineer Delhi Circle V, East Block-IV, Level-IV, R.K.Puram, New Delhi-110066
2.	Shri M.L.Soni Director (NIT & SPAs) Ministry of Education Department of Higher Education Shastri Bhawan, New Delhi	6.	Er. Anil Kumar Kain Superintending Engineer(E) O/o Chief Engineer(N) North Maintenance Zone PWD, Government of NCT of Delhi M.S.O. Building, IP Estate, New Delhi- 110002
3.	VACANT	7.	Shri Umakant Agarwal Registrar-Secretary School of Planning and Architecture, New Delhi-110002
4.	Prof. Dr. Aruna Ramani Grover 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 13TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL OF PLANNING AND ARCHITECTURE, NEW DELHI HELD ON THURSDAY, 14TH JULY, 2022 AT 12.00 NOON IN THE NEW COMMITTEE ROOM OF THE SCHOOL


Present:

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

Director-Chairman welcomed all Members and called the Meeting to order.

13 BWC ITEM NO.01:	TO CONFIRM THE MINUTES OF 12 TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL HELD ON 18 TH MAY, 2022 IN THE NEW COMMITTEE ROOM OF THE SCHOOL
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The Minutes of the 12th Building & Works Committee Meeting held on 18th May, 2022 were confirmed.


P.S.N. Rao

13 BWC ITEM NO.02:	TO CONSIDER ACTIONS TAKEN ON THE MINUTES OF 12 TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL HELD ON 18 TH MAY, 2022.
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The BWC considered and approved the Action Taken Report on the Minutes of the 12th BWC held on 18.05.2022.

13 BWC ITEM NO.03	MISCELLANEOUS REPAIR WORKS AT ARCHITECTURE AND PLANNING BUILDINGS AT ITO, NEW DELHI.
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The BWC considered and approved miscellaneous repair works at Architecture and Planning Buildings at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.10,82,810/- including 1% Cost Index.

13 BWC ITEM NO.04	EXTENSION OF MS RAILING AND REPLACEMENT OF OLD CONCERTINA COIL ON BOUNDARY WALL AT ARCHITECTURE AND PLANNING BUILDING SPA NEW DELHI.
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The BWC considered and approved the extension of MS railing and replacement of old concertina coil fencing on boundary wall at Architecture and Planning buildings, at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.6,85,168/- including 1% Labour Cess.

13 BWC ITEM NO.05	MAINTENANCE OF HORTICULTURE WORKS IN THE CAMPUSES OF PLANNING AND ARCHITECTURE, SPA NEW DELHI.
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The BWC advised to write to CPWD to refund the unspent balance of Rs.1,03,984/- lying with them.



The BWC considered and approved maintenance of horticulture works in Planning and Architecture Campues of the School at an estimated cost based on DSR-2020, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2020 is Rs.8,95,006/- including 3% contingencies.

13 BWC ITEM NO.06:	NAME OF WORK- PROVIDING AND LAYING OF 4X50 SQ MM CABLE XLPE CABLE BETWEEN LT PANEL AT PUMP ROOM TO MAIN DB SWITCH BOARD 3 RD , 4 TH AND 5 TH FLOOR STUDIOS AT ARCHITECTURE BUILDING FOR INSTALLATION OF AIR CONDITION IN STUDIOS.
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Shri Anil Kumar Kain, EE(E), PWD, Member advised that in future, before installation of any new ACs, the electrical load calculations should be arrived at and got checked beforehand by an Electrical Expert in the field to avoid any untoward incident.

Shri Kain, after referring the drawing, affirmed that the electrical load calculations in the present proposal and the cabling proposal are correct.

On the recommendations of the Member (Electrical), the BWC considered and approved providing and laying of 4x50 Sq.mm cable xlpe cable between LT Panel at Pump Room to main DB Switch Board in 3rd, 4th and 5th floor studios at Architecture Building for instgallatin of ACs in Studios, at an estimated cost based on DSR-2018, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2018 is Rs.4,91,152/- (Including 1% Cost Index).

13 BWC ITEM NO.07:	MISCELLANEOUS REPAIR WORKS AT RESIDENTIAL COMPLEX, HOSTEL BUILDING AND COMMUNITY CENTER AT MAHARANI BAGH COMPLEX.
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Shri Rajesh Kumar, EE(C), informed that as per CPWD terminology, all repair works fall under maintenance works only and advised to name the miscellaneous repair works as 'miscellaneous maintenance works' in future.



On query, it was informed that all regular maintenance works are carried half-yearly, on receiving requests from the concerned department/section, or on anticipation basis by the engineering wing.

Shri Anil Kumar Kain inquired about the budget available under the maintenance head. Shri M.L.Soni, Director, MOE advised to undertake the works as per budget availability.

After detailed deliberations, the BWC considered and approved miscellaneous repair works at Residential Complex, Hostel Buildings and Community Centre at Maharani Bagh Complex at an estimated cost based on DSR-2021, through Open tender, E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.9,58,106/- (including 1% Cost Index).

13 BWC ITEM NO.08:	UPGRADATIONS OF WATERPROOFING TREATMENT ON TERRACE OF BOYS' AND GIRLS' HOSTEL AT MAHARANI BAGH COMPLEX.
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Shri Rajesh Kumar, EE(C), CPWD inquired about the date of previous waterproofing work. It was informed that the waterproofing has not been done in the last 10 years. Shri Rajesh Kumar further informed that the waterproofing is a very specialized work and the contractor has to provide warranty of 10 years for the work.

On this, Shri M.L.Soni advised to invite revised estimate for the specific buildings/blocks where the waterproofing work is required. He informed that due to lack of staff, CPWD cannot deny to undertake the works as they are the technical advisor to the Government of India. This specific technical work may cost high, if carried out from the open tender.

In view of above, the BWC arrived at a consensus for requesting again to ADG, CPWD for undertaking this work. The Ministry shall also intervene in this matter for getting the work promptly.



12 th BWC ITEM NO.09	PROVIDING AND LAYING WATERPROOFING IN AUDITORIUM IN ARCHITECTURE BUILDING SPA-D.
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The BWC deliberated at length and considering the emergent situation due to high seepage etc. advised as under:

1. That a 10 years warranty clause should be incorporated in the tender.
2. 10% of the contract amount should be with-held during the warranty period.
3. Eligibility criteria of contractors to be assessed before award of work.
4. The variation in CPWD DSR rates should not be on higher side.

With the above observations, the BWC approved the waterproofing in Auditorium in Architecture Building at an estimated cost based on DSR-2021, through E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The estimated cost of work as per DSR-2021 is Rs.5,37,442/- including all taxes.

12 th BWC ITEM NO.10	TO REPORT THE ONGOING CONTRACT WORKS IN THE SPA CAMPUS.
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The BWC was informed that the residents of flats at Maharani Bagh did not hand over the flats for repair works due to Covid-19 and this work has not yet been started.

With the above modification in the report, the BWC noted and approved the status report on the ongoing contract works.

12 th BWC ITEM NO.11	Name of Work: - Servicing testing and commissioning of electrical RMU (ring main unit), LT Panel, APFC panel, and replacement of MCCB at Planning and Architecture Building SPA-D.
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Shri Anil Kumar Kain, EE(E) advised to look into all the future expansions i.e. new AC installations etc. It was, therefore, advised that the School should get the electrical infrastructure audit of all campuses by the electrical experts.

