



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.57/CCC/14BWC/SPAD/2022

25th November, 2022.

To

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

Subject: Minutes of the 14th Building Works Committee Meeting of the School of Planning and Architecture, New Delhi held on Tuesday, 15th November, 2022 at 11.30 a.m. in the New Committee Room of the SPA, Delhi

Sir/Madam,

Please find attached herewith the Minutes of the 14th Building Works Committee Meeting of School of Planning and Architecture, New Delhi held on Tuesday, 15th November, 2022 at 11.30 a.m. 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

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To

1.	Prof. Dr. P. S. N. Rao Director-Chairman, BWC 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
2.	Shri M.L.Soni Director (NIT & SPAs) Ministry of Education Department of Higher Education Shastri Bhawan, New Delhi	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
3.	Prof. Dr. Nitin Dindorkar Professor in the Deptt. of Civil Engg. Maulana Azad National Institute of Technology, Bhopal-462016	6.	Shri Umakant Agarwal Registrar-Secretary School of Planning and Architecture New Delhi-110002

Copy for information to :

1. The Section Officer(TS.VI)
Ministry of Education
Department of Higher Education
Room No.436-C, Shastri Bhawan
New Delhi
2. AE(C), SPA, New Delhi

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

MINUTES OF THE 14TH **BUILDING & WORKS COMMITTEE** MEETING OF
THE SCHOOL OF PLANNING AND ARCHITECTURE, NEW DELHI HELD ON
TUESDAY, 15TH NOVEMBER, 2022 AT 11.30 A.M. IN THE NEW COMMITTEE
ROOM OF THE SCHOOL

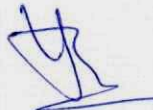
Present:

1.	Prof.Dr.P.S.N.Rao Director, SPA	Chairman
2.	Shri M.L.Soni Director(NIT & SPAs) Ministry of Education, Deptt. of HE	Member
3.	Prof.Dr.Nitin Dindorkar Professor of Civil Engg., MANIT, Bhopal	Member
4.	Prof.Dr.Aruna Ramani Grover Dean(P&D), SPA	Member
5.	Shri Santosh Kumar SE(Civil), CPWD	Member
6.	Shri Pawan Kumar US(NITs) Ministry of Education, Deptt. of HE	Special Invitee
7.	Dr.Binod Kumar Singh Professor of Structural, Deptt. of Architecture, SPA	Special Invitee
8.	Shri Umakant Agarwal Registrar	Registrar-Secretary

Shri Umakant Agarwal, Registrar-Secretary introduced new Members -
Er.Santosh Kumar, SE(C) from CPWD and Prof.Dr.Nitin Dindorkar, BOG
Nominee for the second term welcomed all Members. He informed that Shri
Anil Kumar Kain, representing Electrical side has been promoted as Chief

Minutes of 14th BWC held on 15.11.2022

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Engineer and a fresh nomination in his place is being sought separately. Mr. Agarwal informed that the quorum is complete and the meeting can be conducted.

He welcomed all Members and with the permission of the Chair, called the Meeting to order.

14 BWC ITEM NO.01:	TO CONFIRM THE MINUTES OF 13TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL HELD ON 14TH JULY, 2022 IN THE NEW COMMITTEE ROOM OF THE SCHOOL
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The Minutes of the 13th Building & Works Committee Meeting held on 14th July, 2022 were confirmed.


14 BWC ITEM NO.02:	TO CONSIDER ACTIONS TAKEN ON THE MINUTES OF 13TH BUILDING & WORKS COMMITTEE MEETING OF THE SCHOOL HELD ON 14TH JULY, 2022.
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The BWC considered and approved the Action Taken Report on the Minutes of the 13th BWC held on 14th July, 2022.

Er. Santosh Kumar, new member from CPWD advised to procure two copies of Work Manual and SOP, 2022 for reference and use by the School. The list of works specified in these Manual shall be used for award of work to CPWD.

14 BWC ITEM NO.03:	RECTIFICATION OF STRUCTURAL DEFECT BY STRENGTHENING (RETROFITTING) OF COLUMNS OF TOILET BLOCK IN THE GIRLS' HOSTEL AT MAHARANI BAGH.
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The BWC deliberated at length and observed that there are two works involved in this agenda item - firstly the retrofitting of 2 columns and secondly the work of waterproofing.



One member wanted to know the reasons for the damage to the columns. The BWC invited Prof.Dr.Binod Kumar Singh as a Special Invitee for this Item to provide the status on the assessment of the damage. It was also inquired whether water proofing work was done in that Block during last 10 years. It was clarified that this was not done in the last 10 years.

The BWC thanked Prof.Dr.Binod Kumar Singh for the site visit and suggestions which were duly acknowledged by the BWC.

The BWC advised and wanted to have the following additional input:

- I) To recheck the existing size of the Foundation as the quantity of the material seems less.
- II) Adequacy of Beam for retrofitting demolition of masonry work / brick work is required on column, for jacketing purpose.
- III) To take care of propping during the repair
- IV) Corrosion percentage to be assessed for further action
- V) Scanning of ceiling plaster to check for seepage
- VI) Purchase / hiring of equipment to check life of reinforcement
- VII) Change of pipes, etc. as required
- VIII) Inclusion of Water proofing work at sunken slab, if necessary

In view of above, the BWC deferred this item for the next BWC meeting.

14 BWC ITEM NO.04:	RECTIFICATION OF ELECTRICAL WORK IN CASS AT PLANNING BUILDING, SPA-D.
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The BWC considered and approved rectification of electrical works in CASS at Planning Building at an estimated cost of Rs.2,30,617/- based on DSR-2022, through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The BWC accorded approval and financial sanction of Rs.2,30,617/- including all taxes for the above work.



14 BWC ITEM NO.05:	PROVIDING AND FIXING OF HE URINAL IN BOYS TOILET AND RAISING OF RAILING AND CANOPY ON TERRACE AT THE ITO HOSTEL SPA-D.
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Member, CPWD advised that the name of the work to be undertaken should be clearly and appropriately mentioned.

BWC advised that the design of the railing should be such that the students could not sit on the railing for their safety purpose and advised tapered designs for strengthening of railings and raising of height.

The BWC considered and approved providing and fixing of the HE Urnial in Boys toilet and raising of railing and canopy on terrace at the ITO Hostel at an estimated cost based on CPWD DSR 2021, through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The BWC accorded approval and financial sanction of Rs.9,20,590/- including all taxes for the above work.

14 BWC ITEM NO.06:	RAISING OF FLOOR AND OTHER CIVIL WORK IN ADMISSION AND EXAMINATION SECTION AT PLANNING BUILDING SPA-D.
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The Member, CPWD advised that the plinth protection of outside area of the Section may also be carried out to avoid seepage in future.

The BWC considered and approved raising of floor and other civil work in Admission and Examination Section at Planning Building at an estimated cost of Rs.6,22,166/- based on CPWD DSR 2021, through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The BWC accorded approval and financial sanction of Rs.6,22,166/- including all taxes for the above work.

14 BWC ITEM NO.07:	RENOVATION WORK IN PMW STORE SECTION AT PLANNING BUILDING SPA-D.
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Member, CPWD advised to include contingencies of 3% of the total cost and Cost Index, as applicable, while preparing the estimates in future.

The BWC considered and approved renovation work in PMW Store Section at Planning Building at an estimated cost of Rs.7,65,084/- based on CPWD DSR 2021, through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The BWC accorded approval and financial sanction of Rs.7,65,084/- including all taxes for the above work.

14 BWC ITEM NO.08:	PROVIDING AND LAYING WATERPROOFING IN GIRLS HOSTEL TERRACE AT PLANNING BUILDING SPA-D.
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It was advised that monthly/quarterly visits to be undertaken on the terrace and to ensure uprooting of plants on the terrace to avoid damage to the building.

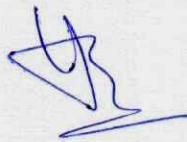
The Member, CPWD advised that for each building, separate Master Register should be maintained and entries regarding all repairs should be entered as and when done. The entry regarding waterproofing treatment should be entered under "Special Repairs".

The warranty of water proofing work for 10 years be included in the tender.

The BWC considered and approved providing and laying waterproofing in Girls Hostel terrace at Planning Building at an estimated cost Rs.9,64,364/- including all taxes, based on CPWD DSR 2021, through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The BWC accorded approval and financial sanction of Rs.9,64,364/- including all taxes for the above work.

14 BWC ITEM NO.09:	WATERPROOFING AND PLUMBING WORK IN PLANNING BUILDING SPA-D.
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The BWC considered and approved waterproofing and plumbing work in Planning Building at an estimated cost of Rs.4,61,105/- including all taxes, based on CPWD DSR 2021, through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The BWC accorded approval and financial sanction of Rs.4,61,105/- including all taxes.



14 BWC ITEM NO.10:	CLEANING OF UNDERGROUND/LOFT WATER TANK IN PLANNING AND ARCHITECTURE BUILDING SPA-D.
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It was advised that these type of works should be included in the annual repair / maintenance tender.

Considering the emergent situation, the BWC approved and ratified the cleaning of underground / loft water tank in Planning and Architecture Buildings, awarding of work to M/s Bharat Construction Company (L1) and accorded approval and financial sanction for payment of Rs.80,738.81/- (which is 51.76% less than estimated cost, based on CPWD DSR 2021) through Open Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The BWC accorded approval and financial sanction of Rs.80,738.81/- for the above work.

14 BWC ITEM NO.11:	REPAIR AND REPLACEMENT OF NON-FUNCTIONAL TOILETS FITTING/ACCESSORIES AT ARCHITECTURE BUILDING TOILETS OF SPA-D.
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Considering the emergent situation, the BWC approved and ratified the repair and replacement of non-functional toilets fitting/accessories (listed at Sl.Nos. 12-16) at Architecture Building toilets, work being awarded to M/s Universal Construction Company (L1), and accorded approval and financial sanction for payment of Rs.1,83,098/- (which is higher than estimated cost of Rs.1,81,285.45, based on CPWD DSR 2021), through Open short notice Tender as per provisions of GFR 2017 and CVC guidelines. The BWC accorded approval and financial sanction of Rs.1,83,098/- for the above work.

14 BWC ITEM NO.12:	PROVIDING AND FIXING ROLLING SHUTTER IN WORKSHOP IN THE DEPARTMENT OF INDUSTRIAL DESIGN IN THE ARCHITECTURE BUILDING SPA-D.
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Considering the emergent situation, the BWC approved and ratified the work of providing and fixing rolling shutters in Workshop in the Department of Industrial Design in the Architecture Building, awarding of work to M/s Rajinder Kumar (L1) on their quoted rates of Rs.1,00,400/- (which is 3% above on the estimated cost of Rs.97,476/- based on CPWD DSR 2021), through Open



Tender E-tendering (CPP Portal), as per provisions of GFR 2017 and CVC guidelines. The BWC accorded approval and financial sanction of Rs.1,00,400/- for the above work.

14 BWC ITEM NO.13:	PROVIDING AND FIXING M.S. PARTITION WALLS IN GIRL'S HOSTELS AT ITO PLANNING CAMPUS SPA-D TO CONVERT IT INTO A CO-ED HOSTEL FOR THE EXCLUSIVE USE OF FIRST YEAR UNDERGRADUATE STUDENTS
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Considering the emergent situation, the BWC approved and ratified the work of providing and fixing MS partition walls in Girls' Hostel at ITO Planning Campus for conversion into a co-ed hostel for the exclusive use of first year UG students, the awarding of work to by M/S Universal Construction Co. (L1) at a rate of Rs.2,26,961/- (which is 15.86% above the estimated cost of Rs.1,97,851/- based on CPWD DSR 2021), through spot quotation, as per provisions of GFR 2017 and CVC guidelines considering the emergent situation in the School and accorded approval and financial sanction for release of payment of Rs.2,26,961/-. The BWC accorded approval and financial sanction of Rs.2,26,961/- for the above work.

14 BWC ITEM NO.14:	SUPPLY, INSTALLATION, TESTING AND COMMISSIONING OF ELECTRICAL TRACTION TYPE FULLY AUTOMATIC ELEVATOR (LIFT) AT THE MAIN ENTRANCE LOBBY OF THE Architecture BUILDING SPA-D.
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14 BWC ITEM NO.15:	PROVIDING AND FIXING GRANITE STONE WALL CLADDING, WATERPROOFING AND OTHER ALLIED CIVIL WORKS IN LIFT SHAFT FOR INSTALLATION OF ELECTRICAL TRACTION TYPE FULLY AUTOMATIC ELEVATOR (LIFT) AT THE ENTRANCE LOBBY OF THE PLANNING BUILDING AT SPA-D.
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The BWC deliberated at length and considered that both the proposals for commissioning/change of Lift and its allied civil works be taken up as an integrated work to be executed by the CPWD. The size of the lift,




waterproofing of the ground and other civil works should be allied with the installation work of the lift.

Member, CPWD advised to include the dismantling of the old lift under buy back policy, clearly mentioning in the tender about the conditions of the buy back.

The BWC considered and recommended that revised proposal, based on the CPWD estimates for these two works, may be put up in the next meeting for installation of fully automatic elevator (Lift) at the main entrance lobby of the Planning Building and allied civil works.

The Meeting ended with vote of thanks to the Chair.

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25/11/2022