MINUTES

Twelfth Meeting of the Building and Works Committee

June 27, 2012 at 11.30 AM
at the Institute of Town Planners (ITPI), New Delhi, India

School of Planning and Architecture: Vijayawada
(Established 2008 by Ministry of Human Resource Development, Government of India)
S.No. 71/1, NH-5, Nidamanuru, Vijayawada – 521 104, Andhra Pradesh, India

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Twelfth Meeting of the Building and Works Committee of SPAV held on June 27, 2012 at 11.30 AM at ITPI., New Delhi, India

Members present:

S.No.	Name	Member/Chairman/ Special Invitee
1	**Dr. S.K. Khanna**	Chairman, BoG of SPAV
2	**Sri Mahendra Raj**	Chairman
3	**Ar. Sri Balbir Verma**	Member
4	**Sri D.S Meshram**, President, ITPI	Member
5	**Sri J.B. Kshirsagar,** Chief Planner, TCPO	Member
6	**Sri Rajesh Singh**, Dy. Secy., (in place of Sri NK Sinha, Addl. Secy.-TEL, DHE-MHRD)	Member
7	**Sri Alex P Thomas**, IFD in place of Sri A.N. Jha (Jt. Secy. & F.A, DHE-MHRD)	Member
8	**Prof. (Dr.) Shovan K. Saha**, Director, SPAV	Member
9	**Prof. (Dr.) Ramesh Srikonda** (HoD – Architecture, SPAV) Chairman, Campus Development Committee, SPAV	Special Invitee
10	**Sri P. Manickam,** Chief Engineer, Zone-II, CPWD	Special Invitee
11	**Prof. Manaswini Acharya,** Professor in Marketing and Communications, Sharda University, Greater Noida, U.P., India	Special Invitee
12	**Sri Shantanu Poredi,** Principal Architect, M/s. Mobile Offices, Mumbai, India	Special Invitee
13	**Prof. Karteek G,** Member, Campus Development Committee, SPAV	Special Invitee
14	**Sri Sushant Baliga** (Retd. Addl. Director General, CPWD) Member, Campus Development Committee, SPAV	Special Invitee
15	**Prof. Venkata Krishna Kumar Sadhu,** Registrar, SPAV	Secretary

Sri Yaj Medury, COO, Jaypee Institute of Technology regretted his inability to attend the meeting due to prior commitments.

The Chairman welcomed Dr. S.K. Khanna, Chairman, BoG of SPAV, Members and Special Invitees of the Building and Works Committee (BWC) of SPAV and thereafter took up the agenda items.

Item # 1	To confirm the Minutes of the *Emergent* Meeting of the Building and Works Committee of SPAV held on March 07, 2012 at ITPI., New Delhi

Minutes of the *Emergent* Meeting of the Building and Works Committee (BWC) of SPAV held on March 07, 2012 at SPAV Campus, Vijayawada, as approved by the Chairman, were circulated to Members of the BWC on April 26, 2012.

The said Minutes were presented in Annexure – I of the Agenda notes of the current BWC. No comments were received till date. Members were requested once again to offer comments, if any, on the Minutes as above.

As no comments were received, Minutes of the Emergent meeting of the BWC held on March 07, 2012 were approved as presented.

Item # 1B	To present the Action Taken Report (ATR) on the Minutes of the *Emergent* Meeting of the Building and Works Committee of SPAV held on March 07, 2012 at ITPI., New Delhi

Action taken on the Minutes of the Emergent Meeting of the Building and Works Committee of SPAV held on March 07, 2012, at ITPI., New Delhi were presented to the BWC. While noting the actions taken on Minutes of item no. 4, the BWC observed that the Campus Development Committee had decided in its meeting held on 14.05.2012 that advertisement for appointment of Project Manager/Engineer should be released one month prior to the expected date of deposit of the first payment to CPWD for commencement of SPAV Campus construction work. However the BWC advised the Director, SPAV that the advertisement may be issued at the earliest so that applications are received, interviews are held, and the process of selection of Project Manager / Engineer is completed well ahead of the time when he has to be appointed.

Item # 1C	**To present the Action Taken Report (ATR) on the Minutes of the *Eleventh* Meeting of the Building and Works Committee of SPAV held on December 10, 2011 at SPAV campus, Vijayawada, A.P.**

Members noted the actions taken on the Minutes of the *Eleventh* Meeting of the Building and Works Committee of SPAV held on December 10, 2011, at SPAV Campus, Vijayawada.

Item # 2	**To consider and approve the Draft Memorandum of Understanding of SPAV with CPWD for construction of SPAV Campus on the 7 acre site along ITI road, Vijayawada, A.P**

The draft MoU between SPAV and CPWD was presented in **Annexure-III** for favour of consideration and approval of the Members.

Before approving the draft MoU, BWC wanted CPWD to provide SPAV copy of an agreement of a similar project with a similar institution which CPWD must have undertaken. BWC wanted the draft MoU to be compared with such an agreement, to ensure that the two had similar provisions.

BWC also wanted the Architect to go through the draft MoU and discuss it with CPWD, if necessary.

It was decided by the BWC that to undertake this task, and other similar tasks related to the SPAV project, a sub-committee be constituted which can meet more often and spend more time to consider various project related issues, and make its recommendation to BWC.

The BWC constituted the following sub-committee for this purpose and requested it, to undertake study of the draft MoU as mentioned above and co-ordinate discussions of Architect & CPWD, and make its recommendations to BWC, at the earliest. The BWC also requested the newly constituted sub-committee to frame its own terms of reference, and present these in the next meeting of the BWC for its

5/7/12

approval. Broadly the sub-committee will under take all project related tasks which are referred to it by BWC or for which a final approval has to be given by BWC :

Building and Works : Sub-Committee

1. Ar. Sri Balbir Verma, Member of BWC and BoG - Chairman
2. Prof. (Dr.) Ramesh Srikonda, Head, Dept. of Architecture, SPAV - Member
3. Sri Sushant Baliga, Former Addl. Director General, CPWD - Member
4. Project Engineer (to be appointed) – Member
5. Prof. Karteek G, Asst. professor of Architecture, SPAV – Member Secretary

The BWC requested the newly constituted Sub Committee to compare the draft MoU with the agreement of similar project undertaken by CPWD for a similar institution co-ordinate interaction of the Architect & CPWD on the MoU, and give its recommendations in the next meeting of BW schedule to be held on 10.07.2012 which will approve it before seeking approval of BOG.

Item # 3	**To consider and finalize the schedule for building SPAV Campus on ITI Road, Vijayawada, A.P**

The updated Activity-Time Chart containing various stages and milestones aimed at timely and smooth completion of construction of proposed SPAV campus was presented in Annexure – IV for favour of consideration and recommendation of the Members.

After elaborate discussions, the BWC requested the Building and Works Sub Committee to review the schedule after discussion with CPWD and the Architect, and submit it to the BWC which will approve it before seeking approval of BOG.

Item # 4	**To report the status of drawings received regarding Stage-1 of SPAV Campus Design from the Appointed Architect**

The BWC took note of the signed Agreement (between SPAV and the Architect) and the feedback of SPAV on Stage-1 drawings as presented in Annexure – V and Annexure – VI respectively.

After elaborate discussions, the BWC requested the BWC Sub Committee to scrutinize the drawings presented by the Architect & make recommendations to the BWC which will approve these before obtaining final approval from the BOG.

Item # 5	To report the status of the land transfer according to the boundary finalized by the Revenue Divisional Officer (RDO), Vijayawada, Govt. Polytechnic Vijayawada and SPA Vijayawada and entering the same in the records of revenue authorities

The status of transfer of 2.83ha (7ac) land belonging to the Government Polytechnic (GPT), Vijayawada, on ITI Road, Vijayawada was reported to the BWC for favour of information of the Members.

The BWC noted the status and requested the Director, SPAV to continue to expedite the matter of allotment of 3.23 ac land parcel with the Principal Secretary, Higher Education, GoAP.

5/7/12

Item # 6	Under Any Other Item, Director presented the following items to the BWC for appropriate direction.

The Director brought to the notice of BWC that where as SPAV is supposed to provide facilities for under graduate and post graduate studies the total area which has been planned to be constructed on the 2.85 Hts. site can only cater to the requirements of the UG studies. In order to cater to the requirements of PG studies an additional approximate area of 8500 sqm will be required. The Director sought guidance of the BWC how to construct this additional area in the limited site of 2.83 Hts.

During discussions that followed it was brought to the notice of the BWC, that where as the permissible FAR at this site works out to approximately 3.00 as per AP Bye Laws., the BWC under the advice of planners and Architects of SPAV had decided to utilize an FAR of only 1.0. However, on the basis of the drawings prepared by the Architect, which are under scrutiny, that FAR is likely to increase to approximate 1.25. With the additional 8500 sqm proposed to be added for facilities for post graduate studies the FAR will further increase to approximately 1.45.

It was decided to request the BWC sub-committee to make an in depth study of this issue and make its recommendations to the BWC.

The BWC took note of the above and requested the Building and Works Sub Committee to review the matter after discussion with the Architect and submit its recommendations to the BWC, in the proposed BWC meeting scheduled to be held on 10.07.2012

As there was no other item to be discussed, the meeting ended with thanks to the Chair.

5/7/12