

28.2.11

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MINUTES of the Meeting

Handwritten notes: Final Report to be submitted by 15.02.11

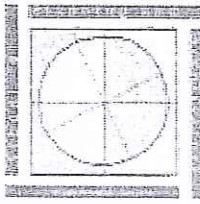
Report

Handwritten notes: 3.7.11

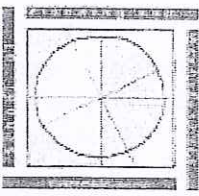
Ninth Meeting of the Building and Works Committee (BWC)

Held on February 09, 2011 at ITPI., New Delhi, India

Handwritten notes: 28.2.11



School of Planning & Architecture: Vijayawada
(Established 2008 by Ministry of Human Resource Development, Government of India)
Camp Office: Acharya Nagarjuna University Campus, Nagarjuna Nagar
Dist. Guntur, Andhra Pradesh - 522510, India



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(23)

Minutes of the Ninth Meeting of the Building and Works Committee (BWC) of SPAV held on February 09, 2011 at 11:00 AM at ITPI, New Delhi

Members Present:

1	Shri Mahendra Raj	Chairman
2	Ar. Balbir Verma	Member
3	Dr. Harvinder Singh (Director, PAE) in place of Shri N.K. Sinha (DHE, MHRD)	Member
4	Prof. (Dr.) Shovan K. Saha (Director, SPAV)	Member
5	Prof. E.F.N. Ribeiro (Consultant and Chairman, BoG, SPA Bhopal)	Special Invitee
6	Prof. Venkata Krishna Kumar Sadhu (Registrar, SPAV)	Member-Secretary
7	Prof. (Dr.) Ramesh Srikonda (HoD – Architecture, SPAV)	Special Invitee
8	Shri Y. Ramesh in place of Shri J.B. Kshirsagar, Chief Planner, TCPO	Special Invitee

Dr. Yaj Medury and Shri S.K. Ray regretted their inability to attend the meeting, due to prior commitments.

The Chairman welcomed the Members of the Committee and the Special Invitees and thereafter took up the agenda items.

Item # 1	To confirm the Minutes of the <i>Eighth</i> Meeting of the Building and Works Committee (BWC) of SPAV held on January 14, 2011 at ITPI, New Delhi
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Director informed the Members that the Minutes of the *Eighth* Meeting of the Building and Works Committee (BWC) of SPAV held on January 14, 2011 presented in Annexure-I of the Agenda and Agenda Notes of this meeting were circulated to the Members of the BWC on February 02, 2011.

The Chairman observed no comments were received till date and requested the Members to offer comments, if any.

As no comments were received, the Minutes of the Eighth Meeting of the BWC held on January 14, 2011 were confirmed.

Item # 2	To consider and recommend the <i>Final Draft</i> of the RFP document to be issued to the shortlisted Architects to be invited for STAGE ONE of architectural competition for Design and Development of SPAV campus on ITI Road, Vijayawada.
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Director informed the Members that based on the suggestions and feedback given by the Members of the BWC in the *Eighth* Meeting held on January 14, 2011 at ITPI, New Delhi, the revised Final

Draft version of the RFP document, Letter of Invitation to the shortlisted Architects and format of "Letter of Acceptance for participating in STAGE ONE of a TWO STAGE Competition of Campus Design and Development for School of Planning and Architecture: Vijayawada" are presented in Annexure-II, III and IV respectively of the Agenda and Agenda Notes of this meeting.

The revised Final Draft version of the RFP, Letter of Invitation and Letter of Acceptance were reviewed in detail by the Committee. It was noted by the BWC that the total built up area required by the School was close to 90,000sqm. It was also observed that if built fully on the present available site measuring about 7acres, the FSI achieved would be more than 3. It was however felt by Prof. E.F.N. Ribeiro, Special Invitee, and other members that it will not be advisable to have such a large volume of construction on this site. The general opinion was that an FSI of 1 (approximately) would be more desirable with ground coverage of 25% to 33%. As a result, the RFP was proposed to be revised to build about 28,000sqm which would be sufficient to accommodate only the two Under Graduate programmes that is, B Arch and B Plan.

The Committee unanimously agreed with this conclusion.

Consequently, it was recommended that the RFP, Letter of Invitation and Letter of Acceptance should be modified accordingly and circulated to the Committee ASAP.

Item # 3	To consider and recommend the process / modus operandi for conducting the Architectural competition as cited in Item No.2 of the Agenda for this meeting
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Director informed the Members that a revised *Programme Chart* is presented in Annexure-V of the Agenda and Agenda Notes of this meeting.

After detailed discussions, the Committee approved in principle the contents of the Programme Chart and requested the Director to fine tune it once the RFP is finalized and issued.

Item # 4	To consider and approve the preliminary Project Cost (estimated cost of designing, construction and development) of SPAV campus on the 7 acre site on ITI Road, Vijayawada, A.P.
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Director informed the Members that preliminary Project Cost (estimated cost of designing, construction and development) of SPAV campus on the 7 acre site on ITI Road, Vijayawada, A.P., India as presented in Annexure-VI of the Agenda and Agenda Notes of this meeting, has been prepared by the Campus Development Committee of SPAV (Chaired by Prof. Dr. S. Ramesh, HoD-Architecture).

According to this estimate, the construction cost for a total built-up area of 80,500sqm on the basis of CPWD schedules of rate works out to be Rs 177.4crores which does not include cost of site development, landscaping, professional fees, expenditure on the competition, cost of project management etc. However, in view of the decision at Item No.2 above, the total area to be built on the 7acre site would be about 28,000sqm. Accordingly, the Director was requested to work out a revised cost estimate.

Item # 5	To report the status of Fair Rent Certificate (FRC) for the proposed Campus to be hired by SPAV at Nidamanuru
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Director apprised the Members about the status of FRC for the proposed Campus to be hired by SPAV at Nidamanuru. It was also reported that as per the decision taken regarding this matter at the *Eighth* Meeting of the BWC held on January 14, 2011 at ITPI, New Delhi, a meeting was held in the office of the Director, SPAV with Sri. Surya Prakash, Executive Engineer-CPWD, Sri Rajasekhar, Asst. Engineer-CPWD, Prof. (Dr.) S. Ramesh, Chairman-CDC, and Prof. Venkata Krishna Kumar Sadhu, Registrar, SPAV, on January 19, 2011.

As suggested during the meeting, two documents required by CPWD Vijayawada for the purpose were issued to the E.E. after the meeting as above. These were i) a copy of the set of sanctioned drawings and ii) a copy of the letter of willingness from the owner Dr. C. Suresh offering this property to be leased to SPAV.

The CPWD, Vijayawada officials assured they could issue the necessary FRC within a week after receiving all the required documents for the purpose and a site inspection of the concerned property.

The Committee took note of the status as explained above and the letters submitted to the E.E., CPWD as presented in Annexure-VII of the Agenda and Agenda Notes of this meeting.

Under **Any other item** of the Agenda of this meeting, Director sought the Committee's approval of the preliminary **estimated cost** of customizing the property to be used for conducting activities of SPAV on the basis of CPWD – DSR rates as on 1st October 2007 with base 100 as presented in Annexure-VIII.

After detailed discussions, the Committee suggested that the estimated cost may be revised as discussed and placed before the BoG.

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



