
MINUTES

***Fourteenth* Meeting of the Building and Works Committee**

*January 07, 2013 at 03.00 PM
at MCHRD, Hyderabad, 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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**Fourteenth Meeting of the Building and Works Committee of SPAV held on
January 07, 2013 at 03.00 PM at MCHRD, Hyderabad, India**

Members Present:

S.No.	Name	Member/Chairman/ Special Invitee
1	Sri Mahendra Raj	Chairman
2	Sri S.K.Khanna	Chairman BoG, Special Invitee
	Ar. Sri Balbir Verma, Chairman, Building and Works sub-Committee	Member
3	Sri R.Srinivas, Chief Planner, TCPO	Member
4	Sri S.Sundarrajan, Director, SPAV	Member
5	Sri Sushant Baliga (Retd. Addl. Director General, CPWD) Member, Building and Works sub-Committee	Special Invitee
6	Prof. Manaswini Acharya, Professor in Marketing and Communications, International Management Institute, New Delhi Special Invitee, Building and Works sub-Committee	Special Invitee
7	Prof. (Dr.) Ramesh Srikonda (HoD – Architecture, SPAV) Member, Building and Works sub-Committee	Special Invitee
8	Sri P. Manickam, Chief Engineer, Zone-II, CPWD	Special Invitee
9	Prof. Karteek G, Member Secretary, Building and Works sub-Committee	Special Invitee
10	Dr. Krishna Mohan, Registrar, SPAV	Secretary

Ms Amita Sharma (Addl. Secy.-TEL, DHE-MHRD) and Sri A.N. Jha (Jt. Secy. & F.A, DHE-MHRD) and Sri D.S Meshram, President, ITPI regretted their inability to attend the meeting due to prior commitments.

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

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7/1/13

MINUTES

Item # 1	To confirm the Minutes of the Thirteenth Meeting of the Building and Works Committee of SPAV held on July 10, 2012 at ITPI, New Delhi	Annexure No.: I
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Minutes of the *Thirteenth* Meeting of the Building and Works Committee (BWC) of SPAV held on July 10, 2012 at ITPI, New Delhi as approved by the Chairman, were circulated to Members of the BWC on July 15, 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 on the Minutes as above.

As no comments were received, Minutes of the Thirteenth meeting of the BWC held on July 10, 2012 were approved as presented.

Item # 2	To present the Action taken report (ATR) on the minutes of the Thirteenth meeting of the Building and Works Committee of SPAV held on July 10, 2012 at ITPI, New Delhi	Annexure No.:II
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Action taken on the Minutes of the Thirteenth Meeting of the Building and Works Committee of SPAV held on July 10, 2012, at ITPI., New Delhi were presented to the BWC.

The BWC noted the actions taken as presented.

Item # 3	To consider for appropriate action on Stage I drawings and estimates of proposed SPAV Campus at 07 acre site, ITI road, Vijayawada	Item # 3
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Shri Mahender Raj, Chairman, BWC briefed the members about the chronology of the events starting from Two Stage architectural competition and selection of the winning Architect. Further, it was brought to the notice of the members that after several discussions SPAV and the winning architect Shantanu Poredi entered into an agreement on April 23, 2012 for architectural consultancy to SPAV. He informed that a Sub-committee under the Chairmanship of Ar. Balbir Verma was constituted by BWC to look into the project related issues more often and spend more time and make its recommendations to the BWC. He requested Shri Balbir Verma, to apprise the members about the Stage-1 design areas and estimates of the proposed SPAV campus as finalized by the Sub-Committee.

Shri Balbir Verma thanked the Chairman and explained about the refinements in the design in terms of greater setbacks and open spaces, co-ordinated by the sub-committee members and SPAV through several meetings and discussions with the Architect. He informed that Ar. Shantanu was also advised to revise the design, considering the additional areas for proposed PG programmes of SPAV, as approved by the Board of Governors, SPAV in its Thirteenth meeting held on July 10, 2012.

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7/11/13

Subsequently the revised drawings were displayed in SPAV present campus and suggestions from Faculty and students of SPAV were obtained and communicated to the architect and were further considered. Accordingly, Architect Shantanu submitted the Stage-1 drawings to SPAV on October 26, 2012.

The Building and Works Sub-committee, in its Fourth meeting held on 07th Jan 2013 at MCRHRD, Hyderabad reviewed the Stage-1 drawings and estimates as presented by Architect Shantanu and observed the following as per minutes placed as Annexure - I

- It was observed that there was 20% increase in plinth area from 40,700 sqm earlier to 49,600 sqm in the present design. The same was because of necessary required facilities for various students' academic/co curricular activities as envisaged in the RFP like exhibition, amphitheatre, decks etc. The areas also include the stilted areas for student housing which is a part of the design concept. Similarly the stilted and multi-level refuge/activity areas for the faculty and families which again is very necessary because of the little space available within the campus due to the small land parcel.
- In addition to the above, as per the planning norms and parking requirements, two basement parking areas are proposed totaling an area of 7100sqm. As there was no possibility to accommodate such a large number of vehicles on the surface.

The Chairman, BWC requested the members to take note of the Sub-Committee recommendations. And requested Ar. Shantanu Poredi to present the final stage – I drawings and estimates of the proposed SPAV campus at the 07 acre site at ITI road, Vijayawada.

Ar. Shantanu presented the design concept (placed as Annexure-I) of SPAV campus covering Academic and Administrative blocks, hostels and faculty residences. He emphasized the green building concepts, parasol structures, terrace gardens and floating floors of academic block which establish the openness and transparency in this building. He also explained that the orientation of building curbs the harsh climatic conditions of hot and humid region of Vijayawada to provide comfort conditions.

The following items were discussed in the meeting:

- Architect Shantanu was asked about the signature character of the building for the campus. He explained that the Institute building is designed as a parasol roof under which the campus activities could take place in the form of concourse. The transparency of the space can be registered from the road as well as the rear part of the campus, making the Institute, a visual center of activity.
- He was also asked as to why the Faculty housing was a high rise building but the student hostels were low rise. The Architect explained, because of the density of the students being higher than the density of the faculty families and the students movement being high at specific times with very little diversity it needed to be low rise. Shri Balbir Verma also commented that the faculty housing needed higher level of privacy, so higher floors are favourable for the same. Further, low rise structure is quite suitable for safety and security of the students.
- Ar. Shantanu also briefed on the utilisation of spaces that the initial scheme as per the given requirement by SPAV in RFP was 32,200 sqm. and later he was advised to revise the scheme after considering additional areas of 8500 sqm for the proposed PG programmes totalling to a final requirement of 40,700 sqm. As per the final design scheme presented to the committee, the total builtup area is now 49,600 sqm. including the ancillary areas such as stilts, decks, open student activity areas etc. which amounts to 20% of the required area. Besides, parking requirement for 150 cars was additionally provided to satisfy the municipal bye-laws of Vijayawada.



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- Ar. Shantanu also presented the total PAR cost estimate for the final scheme as INR 130 crores approx. which includes the cost escalation as per cost index, additional area for the PG programs and parking requirement as per municipal bye-laws.

During the presentation, Registrar, SPAV informed that the SPAV has a bright chance of getting the additional contiguous 03 acre land parcel sooner. In view of the same, the Building and Works Committee recommended that the Faculty housing could be phased into the additional contiguous 3.00 acre land parcel and made low rise.

The Building and Works Committee unanimously approved the final Stage-1 drawings and estimates as presented by Architect Shantanu and the recommendations of the sub-committee after due deliberations.

The Director, SPAV has requested to place the cost implication of the approved Stage-1 drawings and estimates before the finance committee for consideration and recommendation of the BoG, SPAV for which the Chairman, BoG of SPAV has concurred.

Item # 3	To consider and recommend the proposed major milestones for SPAV Campus design and execution	
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The Committee discussed the major milestones for SPAV Campus design and execution. In the light of the revisions of the design and estimates taking the requirements of SPAV, the committee noted several design discussions and meetings of the Building and Works Sub-committee and SPAV, the Architect finally revised the Stage-1 scheme.

As the title deed of the 07 acre land parcel is still under process of Govt. of Andhra Pradesh, the following milestones have been revised. However, in anticipation of receipt of the title deed by the end of February 2013, the Committee has recommended the following milestones after elaborate discussion with the Consulting Architect and CPWD (Executing Agency).

S.No.	Activities	Proposed Dates	REVISED Dates
1	Signing of MoU with CPWD	July 18, 2012	July 18, 2012
2	Architect's presentation to BoG	August 23, 2012	January 08, 2013
3	Submission of drawings for Statutory approvals	November 08, 2012	March 08, 2013
	Submission of detailed estimates and drawings to CPWD	-	April 15, 2013
4	Issue of Notice Inviting Tender by CPWD	January 24, 2013	June 15, 2013
5	Commencement of work at Site	April 10, 2013	September 15, 2013

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



1911

Received of the Treasurer of the State of New York the sum of \$100.00 for the year 1911.

This receipt is given in full for the amount of \$100.00.

Witness my hand and the seal of the State of New York at Albany, New York, this 1st day of January, 1911.

GOVERNOR

By the Treasurer of the State of New York

Treasurer

State of New York

Albany, New York