



योजना तथा वास्तुकला विद्यालय, विजयवाड़ा
School of Planning and Architecture, Vijayawada
An Institute of National Importance, Ministry of Education Gov. of India

MINUTES

Twenty-ninth Meeting of the
Building and Works Committee

August 16, 2024
(Blended Mode)

Minutes of Twenty Ninth Meeting of the Building and Works Committee of SPAV held on August 16, 2024 (Blended Mode)

The following Committee members were present:

S.No.	Name	Designation
1	Prof. Dr. Ramesh Srikonda, Director, SPA Vijayawada	Chairperson
2	Shri. Pavan Kumar, (Nominee of Ministry of Education, GoI)	Member
3	Dr. Rathish Kumar Pancharathi, Professor, Department of Civil Engineering, NIT Warangal.	Member
4	Ar. Abhijit Shirodkar, (Nominee of BoG)	Member
6	Dr. Adinarayanane R., Dean Planning & Development, SPA Vijayawada	Member
7	Shri.K.V.Uma Maheswara Rao, Registrar, SPA Vijayawada	Secretary
Invitees		
8	Dr. Iyer Vijayalaxmi Kasinath, Professor, Department of Architecture, SPA Vijayawada.	
9	Dr. Prashanti Rao, Former CDC-Chair, SPA Vijayawada	
10	Mr. Papolu Pramod, Assistant Engineer Cum Project Officer, SPA Vijayawada.	

ITEMS

Item No.	Description of the Item
--	Confirmation of Minutes of the 28th Meeting of the Building and Works Committee of SPAV.
Decision	As no objections were received, BWC confirmed the Minutes of the 28 th Meeting of the Building and Works Committee of SPAV held on December 01, 2023, through Blended Mode.
--	ACTION TAKEN REPORT ON THE MINUTES OF 28th MEETING OF THE BUILDING AND WORKS COMMITTEE OF SPAV HELD ON DECEMBER 01, 2023 (Blended Mode).
28.1	Installation of lifts in the existing hostel buildings at SPAV Campus.
Action Taken	Further action initiated by SPAV, based on the decision of BWC and the work has already been given to CPWD for execution, the CPWD awarded work to LEO Enterprises on 22.06.2024 through tendering with agreement amount of Rs 1,96,19,815/- and the work is in progress.
Decision	The follow up action taken regarding the Installation of lifts was considered and agreed by the BWC.
28.2	Painting of all the building blocks along with Corten Steel louvers in the Institute building at SPAV Campus.
Action Taken	Based on the decision of BWC, further action initiated, and the work has been given to CPWD for the execution. CPWD is in the process of floating the tender.

Decision	The follow up action taken with regard to Painting of all the building blocks along with Corten Steel louvers in the Institute building at SPAV Campus was considered and agreed by the BWC.
28.3	Prototype hostel room by Bamboo Innovative Design over the terrace of existing hostel building on experimental basis.
Action Taken	Based on the decision of BWC, consequently the FC and BoG did not approve the proposal, hence no action is required.
Decision	No action is required by SPAV was noted by BWC.
28.4	Storeroom partition wall and panelling work in the basement floor.
Action Taken	In continuation to the decision of BWC, there is a change in the proposal, as the location proposed earlier for structural lab store has now been allocated to Arts lab and new proposal has been initiated at another location in the basement, the same is under processing.
Decision	The follow up action taken was considered and the change in the proposal noted by the BWC.
28.5	Upgradation of studio and smart classrooms with fixed furniture in academic block for Department of Planning and Department of Architecture
Action Taken	The Follow-up action initiated based on the decision of BWC, the letter was communicated (Ref. No. 09/SPAV/ES-CPWD/2023-24/14398) on 14/03/2024 to take up the work to CPWD and preparation of Preliminary estimate is under process with CPWD.
Decision	The follow up action taken pertaining to Upgradation of studio and smart classrooms was considered and agreed by the BWC.
28.6	Establishment of new signage systems for entire SPAV Campus
Action Taken	Based on the decision of BWC, further action initiated by SPAV through GeM tender process and the same is in progress.
Decision	The follow up action taken related to establishment of new signage systems was noted and agreed by the BWC.
28.7	Construction of ten storied additional hostel building along with academic spaces at SPAV Campus.
Action Taken	Based on the decision of BWC, consequently the FC and BoG did not approve the proposal, hence no action is required
Decision	No action is required by SPAV was noted by BWC.

AGENDA ITEMS

Item No.	Description of the Item
29.1	SPAV Campus Development Project Closure.
Discussion	<p>The BWC discussed the matter in detail about the process of project closure, initiated by SPAV for completion of all the campus development works under project mode by 31/08/2024, as per the directives of Ministry of Education, received vide Letter No. D.O. F. 5- 3/2022-TS.VI (Part), dated 02/08/2024. The BWC discussed abstract of the expenditure incurred towards the completed and ongoing projects under the project mode by SPAV.</p> <p>The BWC was apprised about the ongoing projects, as the work is not awarded for covering of cut-out wells, hence requested CPWD to suspend and whereas, the installation of lifts for hostels had already awarded by CPWD, in this regard SPAV deposited Rs.83,00,000/- and additional amount of Rs.1,66,70,000/- yet to be released to CPWD.</p> <p>As the Installation of lifts in hostels related approvals sought earlier from FC & BoG, therefore this work has already allotted by CPWD, but now due to the</p>

	<p>directives of ministry, SPAV will take the matter separately. However, excluding this, the project closure report will be submitted to the Ministry as per the directives on or before 31/08/2024.</p> <p>In addition, BWC was also apprised that the total project closure expenditure is Rs. 187,20,40,227/-. The approved revised cost estimate is Rs. 196,77,00,000/- so, SPAV may have Rs. 10,09,19,546/- if the revised cost estimate amount sanctioned, then the same amount will be deposited in SPAV account to address the Arbitration related matters of M/s Krishna Shelters who is challenging the recovery amount of Rs. 10.00 crores. Further, BWC deliberated about the closure of the project by 31.08.2024 as directed by MoE and taking the installation of lifts at hostels out of the scope of the project.</p>
Decision	The BWC after detailed deliberations about closure of SPAV project by 31.08.2024, as directed by MoE and taking the installation of lifts at hostels out of the scope of the project by SPAV was considered and recommended by BWC.
29.2	Proposal for providing of motorized DMX operated Stage Curtain System to the existing Auditorium at SPAV.
Discussion	The BWC was apprised of the need for providing motorized DMX operated Stage Curtain System to the existing Auditorium at SPAV. As the work is ongoing, SPAV requested the CPWD to provide Preliminary Estimate for providing motorized DMX operated Stage Curtain System to the existing Auditorium in School of Planning and Architecture, Vijayawada, as an additional item to Auditorium Interior finishing work with financial implication works out to Rs.12,63,356/- .
Decision	The BWC recommended the proposal for awarding the work to CPWD, as per quoted rates after approval by the FC and BoG.
29.3	<p>Construction of additional space requirements projected in DPR 2025-2030.</p> <p>a) Institute block/ Space (7849.55 Sqm=Estimated Cost of Rs. 4223.28 Lakhs)</p> <p>b) Hostel blocks/ Space/ Hostel 4 (5371.16 Sqm= Estimated Cost of Rs. 3237 Lakhs)</p> <p>c) Dining block/Space/ Hostel 5 (12119.23 Sqm= Estimated Cost of Rs 6721 Lakhs)</p>
Discussion	<p>The BWC discussed the proposed DPR 2025-2030 with the introduction of 7 new Post Graduate Courses, resulting in an increase in student intake from 1215 to 1621 across all programs. Due to the predicted exponential rise in the number of programs provided by the SPAV in 2030, an extra space of 25,339.94 Sq.m, and their need to be constructed in the existing SPAV campus was apprised to BWC. All residential buildings viz., Students' Hostels, Guest house cum dining block in an area of 24,334 Sqm has already been constructed. Hence, the proposed area of 17490.39 square meters is required to be built on the existing campus.</p> <p>Further, BWC was apprised of the overall proposed additional infrastructure space requirement of 25,339.94 sq.m with preliminary estimated cost for Academic, Administrative and two hostel blocks, projected in DPR 2025-30. Dr. Rathish Kumar Pancharathi, Professor, NIT Warangal suggested to cross verify the space requirement projected, as per NBC standards and prevailing norms.</p> <p>The financial implication of the proposed additional infrastructure space requirement worked out to Rs14181 lakhs /-.</p>
Decision	The BWC, after detailed deliberations considered and recommended the construction of required additional infrastructure space as projected in DPR 2025-30, after approval by the FC and BoG.

29.4	Upgradation of existing Labs and proposed New Labs for the Year 2030.
Discussion	The BWC was apprised of the need for the Institute to upgrade the existing labs, set up additional equipment's/software for the projected year 2030 in the Department of Planning and Department of Architecture, as proposed in DPR 2025-30. The preliminary estimated cost for the upgradation of existing labs amounting to Rs.3977.20 Lakhs, proposed establishment of new labs with a preliminary estimated cost of Rs. 585.87 Lakhs, including Information Technology (IT/ITeS) Recurring Budget + Capital Budget of 2460 Lakhs. The overall financial implication of the Upgradation of existing Labs and proposed New Labs worked out to Rs. 7023.07 Lakhs.
Decision	The BWC, after detailed deliberations considered and recommended the Upgradation of existing Labs and proposed New Labs as projected in DPR 2025-30, after approval by the FC and BoG.
29.5	Proposal for upgradation of Central Library with Interior Work
Discussion	BWC deliberated the proposal for upgradation of Central Library, which began its operations in 2017 with minimal interior finishing and need for the Institute for the upgradation of Central Library with Interior Work. Further, BWC apprised, as the number of students continues to grow, there is a pressing need to develop a digital library and enhance the interior finishing work. Upgrading the library will not only improve its functionality but also align it with the standards expected of an architecture institute, where design and aesthetics play a crucial role. The financial implication for the proposal for upgradation of Central Library with Interior Work with preliminary estimated cost of Rs. 17.17 Lakhs.
Decision	The BWC considered and recommended the proposal for the upgradation of Central Library with Interior Work, after approval by the FC and BoG.
29.6	Wall mount Electrical Raceways in all classrooms at Academic Block.
Discussion	BWC discussed proposal related to Wall mount Electrical Raceways in all classrooms at Academic Block, by closing the existing Floor mount Electrical Raceways. BWC was apprised about the existing Floor Electrical Raceways that water leakage in the electrical raceway's junction boxes (Power sockets) during rainy days and cables in the raceways also getting damaged and pressing need for the Institute, to replace the wiring and provide the wall mounted power sockets in lieu of existing raceways. The financial implication of Wall mount Electrical Raceways with preliminary estimated cost of Rs. 21.30 Lakhs
Decision	The BWC considered and recommended the proposal for Wall mount Electrical Raceways in all classrooms at Academic Block, after approval by the FC and BoG.

As there was no other item to discuss, the Meeting ended with a vote of thanks to all present.