

(15)

Central University of Tamil Nadu
(Established by an Act of Parliament)
Thiruvavur 610 001

**Minutes of the Second Building Committee meeting of the Central University of Tamil Nadu,
Thiruvavur**

The Second meeting of the Building Committee was held on 7th May 2011 at Chennai. The following members were present :

1. Prof. B.P. Sanjay, Vice Chancellor, CUTN Chairman
2. Shri M. Annamalai, Chief Engineer,(SZ)I CPWD, Chennai
3. Prof. Dr. V. Thiruvengadam, Department of Building, Engineering & Management, New Delhi
4. Shri V.K. Sridhar, Registrar

Leave of absence was granted to the following members :

1. Prof. Sandeep Sancheti, Director, NIT, Tiruchi
2. Shri K.P. Nagaraj, Manager (Infrastructure) Infosys, Chennai

Invitees from CPWD

1. Shri K.U. Panicker, Superintending Engineer, CPWD
2. Shri Sanjay Goswamy, Executive Engineer, (Civil), CPWD
3. Shri M. Jagannathan, Superintending Engineer (Planning), CPWD
4. Shri G. Ganesan, Executive Engineer (Civil), CPWD
5. Shri Rafi Mohammed, Executive Engineer (Planning), CPWD

Architects

1. Shri R. Nagendra, Architect, Space Matrix
2. Shri Anoop Naik, Architect, Space Matrix
3. Shri Deepak Kumar, Architect, Space Matrix

Agenda item No. 1 : Introductory:

The Chairman welcomed all the members for the Second Meeting of the Building Committee. The Chairman expressed satisfaction about the progress made so far. He mentioned that, apart from the built-in system to review the progress of the work, he has been working closely with the site officers. The Steering Committee which was constituted by the Building Committee has helped in ironing out the outstanding issues between the Project Managers and the Architects. The Chairman mentioned that the pace of work could have been faster and hoped that the work would pick up soon and the first set up buildings will be available for occupation by the University in August 2011. With these remarks, the Chairman instructed that agenda for the day may be taken up.

Agenda item No. 2 : Confirmation of the Minutes:

The Building Committee considered the minutes of the First Meeting held on 10th December 2010. The Committee noted that no comments were received on the minutes circulated among the members.

Decision : The Building Committee resolved that the minutes of the first meeting of the Building Committee held on 10th December 2010 be confirmed.

Agenda item No. 3 : Action taken report on the minutes of the first meeting of the Building Committee:

The Committee perused the four items presented under this head and noted the action taken.

Agenda item No. 4 : Progress on construction activities of the University:

Mr. Sanjay Goswamy, Executive Engineer (Civil) made a presentation giving the details of progress made in respect of each work. During the discussions, the Chairman voiced his concerns on the slow progress being made. He made a particular reference to the hostel and mess block for boys and girls and the Lecturer's Quarters. He stressed the need to get them ready in all respects in time for occupation by first week of August 2011. The Chief Engineer, CPWD, mentioned that the pace of work has picked up and assured that every effort will be taken up to meet the deadline.

Decision : The information was noted by the Building Committee.

Agenda item No. 5 : Approval for preliminary estimates and modified preliminary estimates:

The Committee perused the modified preliminary estimates in respect of the following works :

1. Guest House
2. Laboratory based school
3. 30 numbers Professor's Quarters
4. 30 numbers Associate Professor's Quarters

The Committee also perused the preliminary estimates of residences for Vice Chancellor, Registrar, Finance Officer and Controller of Examination.

The Committee, while discussing the variations, requested the CPWD to prepare a statement showing the items and reasons for variation against each item. CPWD officials explained that the estimates were prepared based on the very initial perception given by the Vice Chancellor. They prepared the preliminary estimates based on the standard buildings constructed elsewhere like NIT, Trichy. Thus, these estimates (Guest House, etc.) were not based on the area and drawings prepared by the Architects. Secondly, in some cases, there were changes in the drawings necessitating revision of estimates. Thirdly, all the buildings in the University are being constructed to adhere to GRIHA 4 Star ratings and the specifications, therefore, vary from the normal buildings. However, Committee noted that while the initial cost is more, there are savings on recurring costs over the years by adhering to GRIHA norms.

The Committee, after deliberations, decided that :

- i) Architect will freeze all Architectural drawings after the client's approval and no further changes in the drawings will be permitted.
- ii) To ensure that design defects do not occur, the drawings prepared by the Architect (after briefing from the clients), will be sent to SE (Planning) to enable them to study it and offer their comments at a broader level.
- iii) Once these comments are received, Architect's will revise the drawings, if need be, and send it to the client for approval.
- iv) Based on this approval, preliminary estimates will be prepared by the CPWD.
- v) All specifications will be part of the drawings and Architect's will ensure that this happens.

The Committee instructed that the above sequence shall be followed in respect of all the pending works as well as for all new buildings.

The Committee noted that due to urgency (as the University has to be established), preliminary estimates were prepared by CPWD. Taking into account all these factors, the Committee decided to accord its approval for all the estimates.

Decision : The Building Committee approved the modified preliminary estimates and preliminary estimates as follows :

Modified preliminary estimates

i)	Guest house	:	Rs. 19.08 crores ✓
ii)	Laboratory based School	:	Rs. 19.83 crores
iii)	30 numbers Professor's Quarters	:	Rs. 19.29 crores
iv)	30 numbers Associate Professor's Quarters	:	Rs. 14.63 crores

Preliminary estimates

v)	Residences for Vice Chancellor, Registrar, Finance Officer & construction of CUTN <i>Controller of Examinations</i>	:	Rs. 5.50 crores
----	---	---	-----------------

Agenda item No. 6 : Matters relating to second phase of the construction activities :

The Chairman briefed the Committee on the issues relating to the second phase of the construction activities. He also briefed the Committee about the steps initiated by the University as early as December 2010. The CPWD, as Project Managers, had some reservations on the issue and the University clarified its position again in January 2011. He expressed his concern as the good construction months are being lost due to this indecision. The Chief Engineer, CPWD, informed the Committee that they need the details of areas for the buildings proposed in the next phase and as soon as it is received, decision of the CPWD will be communicated within two weeks. The Architects were requested to provide this detail to the CPWD immediately to ensure that the next phase of work goes unhindered.

Decision : The Committee noted the information.

Agenda item No. 7 : Approval of land and construction of classrooms for the Central School in the University :

The Chairman briefed the members on the steps taken by the University to establish a Central School in the University campus. However, as per the procedure laid down, 12 acres of land has to be transferred to the KVS on a long term lease/outright basis. Further the University is also required to construct 6 – 7 classrooms besides rooms for the Principal, Staff, Library, Office, student activity, etc. The Committee noted that establishing a Kendriya Vidhyalaya will not only be useful to the University but will also benefit the local community.

Decision : The Committee approved the proposal to transfer the land to the KVS and to construct classrooms and other infrastructure as may be required.

The meeting ended with vote of thanks to the Chair.