तमिलनाडु केन्द्रीय विश्वविद्यालय
(संसद द्वारा पारित अधिनियम 2009 के अंतर्गत स्थापित)
CENTRAL UNIVERSITY OF TAMIL NADU
(Established by an Act of Parliament, 2009)
तंजावुर रोड/Thanjavur Road, तिरुवारूर/Thiruvarur - 610 004
☎: 04366 – 220311, 🖷: 04366 – 225312

Minutes of the Fourth Meeting of the Building Committee of the Central University of Tamil Nadu held on 13th October, 2012 at 3.00 pm at Multipurpose Hall, CUTN, Thiruvarur.

The Fourth meeting of the Building Committee of the Central University of Tamil Nadu was held on 13th October, 2012 at 3.00 pm at Multipurpose Hall, CUTN, Thiruvarur. The following members attended the meeting.

1.	Prof. B.P.Sanjay	Chairman	Vice-Chancellor, CUTN
2.	Dr. V. Thiruvengadam	Member	Professor, School of Planning and Architecture
3.	Shri K.P. Nagaraj	Member	Manager (Infrastructure) Infosys Technologies Ltd.,
4.	Dr. G. Swaminathan	Member	Registrar, NIT, Trichy (attended in place of Director, NIT, Trichy)
5.	Shri M. Thangamuthu	Member	Chief Project Manager, CPWD
6.	Shri P.V. Ravi	Member	Finance Officer, CUTN
7.	Prof. T. Sengadir	Member	Department of Mathematics
8.	Prof. P. Ravindran	Member	Department of Physics
9.	Shri V.K. Sridhar	Registrar & Secretary	

The following attended as Special Invitees:

1. Shri P. Kanaka Raju, Superintending Engineer (Civil), CPWD
2. Shri Rajeev Sharma, Superintending Engineer (Elec), CPWD
3. Shri Sanjoy Goswami, Executive Engineer, CPWD

4. Shri G. Ganesan, Executive Engineer, CPWD
5. Shri R. Nagendra, Team Lead, M/s. Space Matrix, Bangalore
6. Shri C. Deepak Kumar, Team Lead, Green Cell, M/s. Space Matrix, Bangalore
7. Ms. Swati Deore, Project Co-ordinator, M/s. Space Matrix, Bangalore
8. Ms. T.K. Nishitha, Project Co-ordinator, M/s. Space Matrix, Bangalore
9. Mr. Rahul Paul, Landscape Architect, M/s. InDe, Bangalore

Agenda Item 1: **Introductory remarks of the Chairman.**

The Chairman welcomed all the members present. The Chairman mentioned that the meeting is being held at an important juncture in the development of the University – the start of XII Plan. Whatever we have done so far and what we propose to do later is likely to impact how we are going to shape up at the end of the XII Plan period, ie., March 2017. We have confidently moved into the new campus with the shifting of Boys & Girls Hostels. He added that there are issues which needs to be sorted out and requested all concerned to bestow their best efforts to make the stay comfortable for all the hostel inmates.

Earlier in the day, the external experts of the Building Committee visited the site. The Chairman requested them to give their impressions.

Prof. V. Thiruvengadam informed that there is lack of co-ordination between the design intent and the physical execution. While the quality of the work is good, he felt that there is certain lack of co-ordination in execution of works. He felt that the internal details have to be carefully seen and the building should be constructed to the best satisfaction of the user.

Dr. G. Swaminathan said that the visit is very useful. He also mentioned about the gap between the Architects and the Civil Wing. He said services like, water, sewer lines, electrical connections, etc., should be given equal importance. He mentioned that having an internal Civil Wing may be useful.

At this juncture, VC informed that he is not convinced about setting-up an in-house Civil Wing and felt that outsourcing may be the best option and it will be done at the appropriate time.

Registrar also informed that CUTN, as user, convenes frequent meetings to monitor the construction activities. However, the professional expertise is lacking.

Shri K.P. Nagaraj, shared his concern on the safety aspects about the newly constructed road. He advised to erect crash barriers towards the edge of the road, as the height of the road is more on the river side. The Chairman informed that it is outside the scope of the University. However, CPWD was requested to liaise with the Highways Department. He informed that there are some fundamental mistakes and design flaws. He further added that what is constructed so far is less compared to the time taken. He also felt that the quality has to improve a lot – he found lot of unevenness in the finishes. He said that the structure is alright but the final finished product has to be more perfect. The Chairman requested the Architects and CPWD to take note of the remarks and sort out the issues to ensure that such things do not recur in future.

Prof. P. Ravindran opined that planting of trees should be done to prevent soil erosion on either side of the roads. CPWD informed that the State Government will take care of the plantations.

After the opening remarks of the Chairman, the Landscape Architects, M/s. InDe, Bangalore made a Presentation for the Building Committee Members, which broadly covered their approach and how they plan to integrate the buildings with landscape. They said that they will not attempt any artificial or manicured spaces and will blend the site conditions organically.

The members suggested for plantation of dense trees, proper planning to prevent flooding of water bodies during rainy seasons, solid waste management, residual chemicals in the land, etc.

Prof. V. Thiruvengadam suggested that they should co-ordinate with CPWD and divide the works into different components.

The Finance Officer requested them to furnish the Preliminary Estimates, as it has to be scrutinized and approved by other bodies like, Finance Committee and Executive Council.

The Landscape Architects informed that many of their attempts will go in as "site utility" and landscape per se will be limited. They further added that they have studied the site conditions, water flow pattern etc., and have devised their Concept-plan taking all these into account. They also said that for a large area like CUTN , the work will proceed only in phases and the priorities will be worked out in consultation with the clients, Architects and CPWD.

The Chairman added that the impact of what we do has consequences and benefit for the community living around the University. The concerns expressed by the members have to be addressed.

Decision: The Building Committee approved the Landscape Plan 'in-principle'.

Agenda Item 2: Confirmation of the Minutes of the Third Meeting of the Building Committee held on 4th February, 2012

The Third Meeting of the Building Committee was held on 4th February, 2012. The minutes of the meeting were circulated to the members vide letter no. CUTN-6(8)/2010-L&B I dated 21.02.2012. No comments were received from the members on the minutes. The matter was therefore, placed before the Building Committee for confirmation of the minutes.

Decision: The Building Committee confirmed the minutes of the Third Meeting of the Building Committee held on 04.02.2012.

Agenda Item 3: Action taken on the minutes of the Third Meeting of the Building Committee held on 4th February, 2012

(i) Action arising out of the Agenda item No.4 of the Third Meeting of the Building Committee.

The Chairman informed that at the last meeting Dr. V. Thiruvengadam, Member stressed that foundation for all the buildings should be completed for the second phase buildings before the monsoon.

The Building Committee noted that foundation works for the II Phase buildings have commenced except buildings like, Lab Based School – 3, Central Lecture Complex – 3, Convocation Centre, Students Activity Centre, FO & CoE Bungalow and Shopping Complex.

Decision: The information was noted by the Building Committee.

Agenda Item 4: Progress on construction activities of the University.

The Committee perused the progress of construction activities in the Neelakudi and Nagakudi campus of the University. The Chairman informed that CPWD should ensure that adequate labours are deployed for construction of various buildings. The chairman also advised that the CPWD, should avoid entrusting more than one work to the same contractor, particularly those who have not performed well. The Chief Project Manager, CPWD, mentioned that they will look in these issues and assured that works will not be affected due to labour problems. They will make every effort to complete the buildings on time.

Decision: The Building Committee noted the status of construction activities and stressed that the CPWD should strictly comply with the time schedule and complete the individual buildings on time.

Agenda Item 5: **Noting the appointment of M/s. Integrated Design, Bangalore, as Landscape Architects to the Project**

The Building Committee noted M/s. Integrated Design (InDe), Bangalore, has been appointed as Landscape Architects for providing Landscaping / Horticulture Consultancy Services for the construction of Phase I & Phase II buildings. Their period of services shall be for 12 months w.e.f. 11.07.2012.

Decision: The information was noted by the Building Committee and the appointment was ratified.

Agenda Item 6:

Noting the Minutes of the Review Meetings held during the months of July & August 2012 for reviewing the works and planning the activities for the period upto June 2013 – Annexure-II

The Chairman apprised the members that in order to ensure better co-ordination between CPWD / Architects / CUTN and spot decisions, monthly Review Meetings were held at CUTN during the months of July & August 2012. He further informed the Members that either the Chairman / Registrar had regular interaction with the Architects office to negotiate contentious issues, besides frequent site visits.

Decision:

The Building Committee noted the Minutes.

Agenda Item 7:

Approval of Revised Preliminary Estimate for 60 Nos. of Lecturers Quarters and Preliminary Estimate for 100 seats each of Boys & Girls Hostel

a. **Revised Preliminary Estimate for 60 Nos. of Lecturers Quarters – Annexure-III**

The Building Committee perused the Revised Preliminary Estimates for 60 nos. of Lecturers Quarters Rs.14,29,81,000/- which is 30.71% higher than the original Preliminary Estimate. At this juncture, the Finance Officer asked the CPWD to provide item-wise detailed justification for the revised estimate. He further asked the CPWD to provide detailed estimates for all the works executed / tendered so far.

b. **100 seats each of Boys & Girls Hostel**

The Building Committee perused the Preliminary Estimate submitted by CPWD for a sum of Rs.10,07,54,000/- for construction of hostel for 100 students in addition to the existing hostels.

The Building Committee suggested CPWD that appropriate provisions for landscape works for all the works may be included in the Preliminary Estimates.

Decision:

The Building Committee accorded 'in-principle' approval for the above items.

Agenda Item 8:

Ratification of Phase III construction works proposed under XII Plan

The Chairman appraised the Building Committee members about the vision of the University under the XII Plan. He further informed that CUTN is one of the recognized and appreciated projects which has achieved 93% realization of all the objectives. However, this rosy picture is not matched with that of reality.

He stated that commencement of Phase III is contingent on completion of Phase I & II works.

The Chairman informed that there should be scientific way of planning for the Phase III works. The Chief Project Manager, CPWD, informed that the works are monitored closely and the progress will be ensured.

Decision: The Building Committee approved the Phase III construction works proposed under XII Plan.

Agenda Item 9:

To consider usage of Pre-fabricated structures in Permanent Campus

The Chairman informed the members that the constructions works has not reached its final stage due to several factors like, weather, labor, non-availability of material, etc. As the University has planned to shift its operations to the new campus from June 2013, the University has been looking at various alternatives including pre-cast and pre-engineered buildings for speedy completion of the works. The University intends to use pre-fabricated structures for some of its buildings like Shopping Complex, Bank, Post Office building, Telephone Exchange, Cafeteria, etc.

The Chairman informed that during his recent visit to the Indira Gandhi National Tribal University he observed that they have successfully adopted the technology of pre-fabricated structures for their buildings. He informed that Central University of Jharkhand has also adopted the same.

The Chairman further informed that he will arrange a visit of CPWD / Architects to the above campus for exploring the possibilities of implementing the technology for our campus too. The Committee also discussed various technologies available in the country. The

Committee felt that while pre-engineered buildings have been successful and cost-effective for repetitive buildings, their utility in stand alone structures have to be explored. However, the Committee felt that taking the leaf from others, we can also explore the possibilities.

Decision:	The Building Committee accorded its 'in-principle' approval for Pre-fabricated structures according to the requirements.

Agenda Item 10

To discuss the scope of architectural consultancy work

The Building Committee discussed about the scope of work of M/s. Space Matrix Design Consultants, Bangalore with regard to Bulk services. Their scope of work included Phase I initially, and later on it was enlarged to cover works under Phase II. Due to utility and other requirements, certain changes were made in the Master Plan with regard to orientation / location and hence it has been proposed to revise the original Master Plan incorporating these changes. The CPWD informed that there are some grey areas with regard to Architect's role / scope in providing development and bulk services.

The Building Committee after discussions, suggested the CPWD / Architects to discuss all the issues in detail and come with a detailed proposal.

Decision:

The Building Committee deferred this item for its next meeting.

Agenda Item 11

Any other item with the permission of the chair

1. **To consider granting in-principle approval for Electrical Sub-station, the expenditure on which exceeds the preliminary estimate provisions**

The Building Committee perused the preliminary estimate submitted by CPWD for erection of two Electrical Sub-station for a sum of Rs.2,40,99,582/-. Earlier, CUTN had approved a preliminary estimate for a sum of Rs.114,44,98,000/- towards construction of Phase I buildings which included a lump sum provision for two Electrical Sub-Stations amounting to Rs.1.00 crore.

The Superintending Engineer (Elec), CPWD informed that TNEB will provide transformer in the residential area and there is no necessity for provision of electrical sub-stations in the residential area. In the main academic campus, three sub-stations are required, out of which, two will be utilized for present requirements and one will be utilized for the future needs.

The Building Committee after discussions, informed CPWD that no further revision will be entertained in this matter.

Decision: The Building Committee accorded 'in-principle' approval.

2. To consider appointing a Consultant on contract basis for monitoring the construction works.

The Chairman informed that the University has proposed to engage a senior person with engineering background on contract basis for monitoring the construction works. The Chairman informed that CUTN will offer a consolidated remuneration commensurate with the standing of the individual.

The Chairman requested the Building Committee Members to suggest three four names of senior engineers who will be neutral and not attached to any organization for consideration.

Decision: The Building Committee accorded approval for appointing a consultant on contract basis for monitoring the construction works.

3. **Approval of Preliminary Estimates for Development works and Drilling of borewells in the permanent campus.**

The Building Committee perused the Preliminary Estimates submitted by CPWD for Phase II Buildings as detailed below:

Sl. No.	Name of work	Amount	Remarks
1.	Development works (2nd Phase) – Neelakudi village. i) External water supply distribution lines ii) Rain water pipelines for roof top collection. iii) Supply and filling of earth within boundary of ring road and Non-LBS areas	19,86,78,000/-	The Building Committee at its Third Meeting approved the PE for Development works (1st Phase) in Neelakudi village for a sum of Rs.24,13,16,300/-. The works include Internal Roads, Footpaths, Surface drains, pipe & box culverts.
2.	Drilling of 5 Nos. of Borewells (3 Nos. in Nagakudi campus and 2 Nos. in Neelakudi campus)	1,06,73,000/-	CUTN has been trying to obtain permission from the Engineer-in-Chief, PWD, Chennai for tapping water from Vettar River for regular water requirements, since February 2012. Permission awaited from PWD. After the hydro geological testing done by TWAD Board, they have recommended for going for deep bore well of minimum 300 meters.

Decision: The Building Committee approved the preliminary estimates for the 2nd phase of Development works and Drilling of 5 nos. of Borewells.

The meeting ended with vote of thanks to the Chair.

***