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MINUTES

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GURU GOBIND SINGH INDRAPRASTHA UNIVERSITY

FOURTH MEETING OF THE PLANNING BOARD

DATE : 02.03.2001
TIME : 12.30. p.m.
VENUE : Conference Room

PROCEEDINGS

KASHMERE GATE, DELHI -110006

The Board resolved as follows in respect of various items of agenda :-

Item No. 4.1 : Confirmation of the Minutes of the 3rd meeting held on 19th January, 2001

The Board resolved to confirm the minutes of the third meeting of the Planning Board, circulated on 31.1.2001.

Item No. 4.2 : Action Taken Report on the Minutes of the third meeting

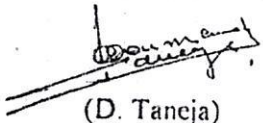
During the course of deliberation on the action taken report, the following matters were discussed and decisions taken.

1. There was a necessity of formulating a project report of the University which may incorporate information on the various components such as long term predictions, projections and vision, as recommended by the Committee comprising of Sh. R.G. Gupta and Dr. Kuldip Chander.
2. The preparation of document would however require substantial academic input including interaction with eminent professionals, academicians and persons in the field of education. The vision document will have to take into account and dovetail with other universities functioning in the NCT of Delhi and surrounding regions.
3. It was decided that the best alternative would be to constitute a Committee under the chairmanship of Vice-Chancellor, in which he may associate two members of

the Board of Management, two members from Academic Council and two from the Planning Board.

4. The Committee may finalise the document within three months.
5. Sh. R.G. Gupta during the course of deliberation also made a brief presentation on the development strategies for the campus at Surajmal Vihar, East Delhi. It was decided that the important components of his proposal will be circulated to all the members for their comments in the matter.

The meeting ended with a vote of thanks to the Chair.


(D. Taneja)
Registrar /
Secretary to the Planning Board

2.3.2001

**PLANNING, DEVELOPMENT, CONSTRUCTION, MANAGEMENT & MAINTENANCE
OF NEW CAMPUS GURU GOBIND SINGH INDRAPRASTHA UNIVERSITY
(EAST & WEST)**

Urban Design Concept , which has been finalised for East and West campus is a beginning of the Paper Planning and not of the End of it. For implementation of the two projects, the first in Sector 16-C, Dwarka West Delhi in 24.47 hect. and the 2nd in Surajmal Vihar, East Delhi in 7.39 hect.; following additional input are necessary to be added in 'Total Planning (physical & financial), Development, Construction of Spaces; management & maintenance of complex (during the time of development & construction)

1. PLANS OF SERVICES

- i. Physical survey of the entire area with contours, Soil survey, position of water table, quantity & quality of ground water etc.
- ii. Plans of water supply at the trunk, peripheral & internal level along with sources; location of water treatment plant etc. Taking use of Najafgarh drain scheme of Delhi Jal Board & Irrigation & Flood Deptt. Delhi Govt. for west campus & existing system of services for East Campus.
- iii. Sewage Disposal at trunk, peripheral and internal level along with location of Sewage Treatment Plant, and disposal of treated sewerage water.
- iv. Storm Water Drainage – this is the difficult subject because the entire area around the site has to be studied, plan prepared & finalized for West campus and existing system in East campus.
- v. Power – Generation (may be from DVB or partly independent), transmission, distribution. 'Standby generating system' and Solar Energy system.
- vi. Telecommunication lines – with the help of MTNL.
- vii. Safety (Fire fighting system) & Security system (police)
- viii. Urban Rail (if required & possible)
- ix. Ecological Infrastructure: To protect the site from water , air , noise & soil pollution.

These service plans have to be got approved from Competent authorities namely - Delhi Vidyut Board, Delhi Jal Board, Irrigation & Flood Deptt. Delhi Govt.

2. Urban Design Concept

This has more or less been finalized in case of west campus but yet to be got approved with or without modification from (i) NCR Planning Board (if not done so far), (ii) Delhi Development Authority & (iii) Delhi Urban Arts Commission. In case of East campus Urban Design Concept has yet to be prepared & got approved from DDA & DUAC.

3. **Architectural Control Drawings for part of the Complex, which may be developed for private sector**

i. **Layout plans:**

Typical pro-type plans, elevations and sections of all the floors and of all the required building but only of one unit of different land use. It does not include detailed plans for execution purposes. Plans would show;

- Horizontal and vertical circulation
- Position of toilet blocks
- Doors, windows, ventilator
- Other openings if any
- Architectural features in external walls namely handrails, cornices, columns, beams
- Space for fixing air conditioners / coolers, rolling shutters, space of writing the name and number of the unit.
- Art pieces outside the buildings; if found suitable
- Landscape features in elevation including lamp post, different types of lights with fixtures.

ii) Detailed designs with specifications, type of material, type of finish, texture, height of different elements only in elevations. This will not include any structure design, BOQ, NIT, correspondence with contractor etc.

iii) Large size details of all the architectural elements, beams, columns, cornices, canopy, balcony, doors, windows, entry and exit etc.

4. **Detailed plans of development works: before starting development**

- i. Leveling, dressing including earth-filling wherever required
- ii. Demarcation of layout plan
- iii. Formation of roads
- iv. Laying of water lines and sewer lines pumping stations, rising mains and other water / sewer / drainage mechanical equipment.
- v. Laying of electric lines
- vi. Laying of storm water drains
- vii. Construction of culverts
- viii. Construction of electric sub-station
- ix. Over ground and under ground water tanks
- x. Fire fighting system and static water tanks for the same
- xi. Railing in park and parking areas
- xii. Development of green belt as per plan
- xiii. Construction of street furniture; viz Electric poles, Telephone poles, public telephone booths, Tree plantation along roads with tree guards, landscaping of channellers and footpaths along road sides, Dustbins, d'halaos, garbage depots, Bus queue shelter.

hoardings, painting of roads, zebra crossing, neon signs, Street lighting on different roads and special illuminations at different intersections, Milk bars and milk booths, Car parking, scooter parking, rickshaw parking, taxi stands including booths and fare boards, Covering of large storm water drains (nallahs) if any, design of railings along them, Speed breakers, properly painted and with sign boards, Sculpture pieces at suitable locations along with water fountains, water bodies and other attractive features, Overhead tanks, underground water tanks, Guide maps at important places, Development of parks, playgrounds, open spaces along with railings, sitting benches, tree plantation and other landscape features in the open spaces.

5. Details architectural, structural and service plans of construction of various buildings

- i. Designs, drawings, specifications and preliminary estimates, including BOQ, NIT etc., proper quantities and quality of materials for various civil and allied works; along with necessary revisions till the designs, drawings and estimates etc. are approved finally by the Planning Board/Competent authority.
- ii. Full architectural / engineering / structural details, good for construction for various buildings and other works of the project
- iii. Full and final engineering and structural designs of various buildings and other works with drawings and specifications of access roads, lighting / electrification in and around the building and the campus, storm water drains and other services namely water, sewer, sanitary and plumbing, fire fighting, electricity, in and out side the buildings etc.

6. Project Management Report

In terms of PERT, CPM analysis, linear and dynamic programming; updating of Project Management Report after every month as per situation.

7. PROJECT MANAGEMENT (to get the project executed)

- i. Preparation of Contract.
- ii. Fixing up eligibility criteria and invitation of tenders.
- iii. Scrutiny and evaluation of tenders
- iv. Implementation of contract and supervision at site
- v. Preparation of bills / Certification of contractor's bills.
- vi. Planning and Monitoring of the development and construction activities through PERT / CPM techniques.
- vii. Preparation of cash flow budget.
- viii. Preparation of completion drawings and obtaining of completion certification.
- ix. Quality control.

8. To work out Terms & Conditions to engage 'ARCHITECT PLANNER'. This is an important input.

9. COMPLETION CERTIFICATES FROM COMPETENT AUTHORITIES.

10. **"Planning, Development, Construction & Management"** – A committee may be constituted. The committee may be a link between (i) Vice Chancellor or his nominee, (ii) Planning Board and (iii) Planners/Architects, Engineers etc. to do above works.

11. **FINANCIAL PLANNING – A NEW MODEL TO IMPLEMENT THE PROJECT IN TIME WITH LIMITED RESOURCES.**

CASE EXAMPLE OF EAST CAMPUS.

BACKGROUND:

East campus would be constructed in a total area of 7.4 hect with part area for playground say 2 hect. Therefore, 5.4 hect. would be meant for Institutional complex and balance 2 hect. for play ground.

Permissible spaces in 5.4 hect.

Ground Coverage 25% of 5.4 hect. = 1.35 hect or 13500 sqm

FAR = 100 = 54000 sqm OR 5.4 lakh sq. feet

Cost of development of 74000 sqm with good specification would be 74000 sqm x Rs.1000/sqm = Rs. 7.4 crore

Cost of construction of spaces in a total area of 54000 sqm @ Rs. 10,000 per sqm would be Rs.54 crore.

Total cost of the Campus, if to be constructed by IPV = Cost of land + Cost of development + Cost of construction

Cost of land + Rs.7.5 crore + Rs.54 crore = Cost of land + Rs.61.4 crore

It is clarified that this cost does not include the cost of furnishing, fixtures, furniture, equipment, Computers etc.

IT IS PROPOSED TO IMPLEMENT THE PROJECT IN JOINT VENTURE WITH FOLLOWING PARAMETERS:

LAND MATTERS:

- i. Land ownership would remain with President of India / Delhi Govt.
- ii. Rights to use the land would be given to private parties but not to own the land.
- iii. Each participating private unit would have to pay ground rent @ 2.5% of the premium to be charged by the University from them.

- iv. Terms & conditions between President of India / Delhi Govt./with the University would be applicable, (only to the extent required) with the individual participating private units.
- v. Out of the total area of 54000 sq.mt; 18000 sq.mt. would be used for common facilities & the balance 36000 sq.mt. for participating units.

PLANNING MATTERS:

- i. Each participating units has to be followed the plans in TOTO to be provided by the I.P. University except internal changes which can be made as & when desired.

FINANCIAL MATTERS:

- i. Internal maintenance of the units would be done by the individual participating units.
- ii. For external maintenance of facade, infrastructure and other facilities, proportionate charges have to be paid by the individual participating units to the University.
- iii. Incident of the cost of all facilities, utilities & services would be born by the participating units to IPU.

Based on the principle of the Joint Venture, it is proposed that 2/3rd of the built up spaces i.e. 36000 sqm would be allotted to desired individual participating units

Based on this total cost of development & construction i.e. Rs. 7.5 crore (cost of development) + Rs. 18 crore (cost of construction) = Rs. 25.5 crore would be shared by participating units. This would bring a impact of Rs.25.5 crore divided to 36000 sqm = Rs. 7083 per sqm or Rs.7000 per sqm

Cost of a unit of 2000 sq.mt. (desirable size) = Rs. 1.4 crore.

LEGAL MATTERS:

The entire system would work within the existing law of the land i.e. lease of the land, DD Act, NCR act etc.


R.G.Gupta.

Member of Planning Board.