

**Pune Institute of Engineering and Technology's  
College of Engineering, Pune**  
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**Agenda for the Meeting of the BWC Meeting  
Scheduled on 14th October 2006**

College of Engineering, Pune  
Agenda for the Meeting of the Building and Works Committee Scheduled on  
11th November 2006



**Agenda for the Building and Works Committee Meeting held on  
14th October 2006 in the Conference Room of COEP**

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**ITEM BWC-01.**

**Confirmation of the minutes of the meeting held on 14<sup>th</sup> October 2006**

The meeting of the BWC was held on 14<sup>th</sup> October 2006, minutes of the meeting are circulation through e-mail. The minutes are enclosed at **Annexure-A.**

**ITEM BWC -02**

**Presentation by Invited Architects & Planners on Development of Master Plan for the Institute**

The following Architects and Planners suggested by Mr. Salil Ranadive are invited to give their presentation on their impressions about the COEP Development Master Plan during the BWC meeting.

- Christopher Benninger
- Narendra Dengle
- Madhav Joshi, MJA Architects

These architects were contacted and invited to move freely in the institute campus to have their own experience of COEP campus and then prepare a short presentation to the BWC based on their experience and their impressions about the proposed COEP development master plan. A table showing the construction chronology of different buildings in the campus was provided to these architects before they take a ride in the campus.

**ITEM BWC-03**

**Presentation by Mr. Kiran Kalamdani on the Draft Report submitted by him on the COEP Heritage Structure and stage wise breakup of the proposed restoration work**

Mr. Kiran Kalamdani gave his presentation during the BWC meeting. BWC accepted the report in principle stating that the Heritage structure needs restoration. BWC expressed that at this juncture, the exact use of the main building can not be decided and finalized as it is dependent on the vision statement of the institute under preparation and also on the institute master plan. Therefore it was suggested that Mr. Kalamdani would suggest the works to be undertaken without any changes in the present occupancy of the building. Examination section located in the Main Building needs some repair works, hence Mr. Kalamdani was contacted to get his opinion and suggestions. Mr. Kalamdani has submitted estimate to carry out the repair work in the examination section. Details of these are given in Annexure-B. approval of BWC is sought to undertake these works on priority so that examination section can function effectively. Necessary funds for these works would be provided by the examination section from its IRG.

**ITEM-BWC-09**

**Other Matters with the permission of the Chair**

College of Engineering, Pune

Agenda for the Meeting of the Building and Works Committee Scheduled on

11th November 2006

**Annexure-A**  
**Minutes of the meeting held on**  
**14<sup>th</sup> October 2006**

College of Engineering, Pune  
Agenda for the Meeting of the Building and Works Committee Scheduled on  
11th November 2006



## **Annexure-A**

### **Pune Institute of Engineering and Technology's College of Engineering, Pune Minutes of the Building Works Committee Meeting held on 14th October 2006**

The meeting of the BWC of COEP was held on 14<sup>th</sup> October 2006, at 2.00 pm in the Meeting Hall of COEP. Following members were present:

1. Prof. A. D. Sahasrabudhe, Director COEP and Chairman BWC
2. Shri Atul Kirloskar, Member BOG and BOG Representative on BWC
3. Prof. Uday Athavankar, Professor in IDC, IIT Bombay, Member
4. Shri. Salil Ranadive, Architect, Mumbai, Member
5. Shri. V. R. Naik, Superintending Engineer, PWD Pune and Government Representative on BWC (Represented through Mrs. A. D. Pathan, EE, PWD Pune)
6. Prof. S. R. Sathe, Professor of Civil Engineering and Secretary BWC
7. Dr. P. M. Raval, Head, Town and Country Planning, Special Invitee

Dr. S. K. Mahajan, Jt. Director COEP expressed his inability for attending the meeting.

Agenda for the meeting was circulated to the members both through e-mail and as a hard copy.

Prof. A. D. Sahasrabudhe, Chairman, BWC welcomed the members and the agenda items for the day were taken up as below:

#### **ITEM BWC-01.**

#### **Confirmation of the minutes of the meeting held on 26<sup>th</sup> August 2006**

The meeting of the BWC was held on 26<sup>th</sup> August 2006 by circulation through e-mail in view of busy schedule of all the members and the ensuing Sri Ganesh Chaturthi festival. The minutes of the BWC meeting held on 26<sup>th</sup> August 2006 were circulated. However, since the formal meeting had not taken place and only opinions expressed by members were circulated, it was resolved to go through all the items again before taking up the new items. Accordingly, all the items were discussed again and the minutes were modified and confirmed. The minutes are enclosed at **Annexure-A**.

#### **ITEM BWC-02**

**Presentation by Mr. Kiran Kalamdani on the Draft Report submitted by him on the COEP Heritage Structure and stage wise breakup of the proposed restoration work**

College of Engineering, Pune  
Agenda for the Meeting of the Building and Works Committee Scheduled on  
11th November 2006



Mr. Kiran Kalamdani gave his presentation during the BWC meeting. BWC accepted the report in principle stating that the Heritage structure needs restoration. BWC expressed that at this juncture, the exact use of the main building can not be decided and finalized as it is dependent on the vision statement of the institute under preparation and also on the institute master plan. Therefore it was suggested that Mr. Kalamdani would suggest the works to be undertaken without any changes in the present occupancy of the building. Moreover, since the estimated cost being high and source of funding not clear, it would be desirable that a prioritized phase-wise plan was essential. Mr. Kalamdani agreed to give the details of the works which can be undertaken irrespective of the occupancy and which are absolutely essential to maintain the building. Kalamdani was suggested to give these details along with the budgetary requirements so that these can be put up to the BOG for approval.

### **Item-BWC-03**

#### **Presentation by Invited Architects & Planners on Development of Master Plan for the Institute**

The following Architects and Planners suggested by Mr. Salil Ranadive were invited to give their presentation on their impressions about the COEP Development Master Plan during the BWC meeting.

- Christopher Benninger
- Narendra Dengle
- Madhav Joshi, MJA Architects

These architects were contacted and invited to move freely in the institute campus to have their own experience of COEP campus and then prepare a short presentation to the BWC based on their experience and their impressions about the proposed COEP development master plan. A table showing the construction chronology of different buildings in the campus was provided to these architects before they take a ride in the campus. Mr. Madhav Joshi gave a brief presentation before the BWC. However, both Christopher Benninger and Narendra Dengale requested for more time through e-mail for the presentation, hence it was decided that all the three Architects and Planners would be once again requested to give their presentation before the BWC on 11<sup>th</sup> November 2006. It was resolved that BWC will recommend name of one architect to be appointed and the fee to be paid to the BoG after the presentation by all the architects.

### **ITEM BWC-04.**

#### **Proposal for the Construction of Classroom Complex with the funding given by the Government**

The issue regarding the construction of Class Room Complex was discussed in the BWC. Since this issue is linked with the Institute Master Plan, BWC felt that Government of Maharashtra be requested to give the Budgetary funds to COEP so that the construction of classroom complex



can be undertaken after the preparation of institute master plan and vision statement. This would help to ascertain exact needs of the institute. It was resolved that both the institute vision statement preparation and master plan should go hand in hand and vision be ready by Jan 2007 and master by March 2007. It was also resolved that Director should request the Chairman, BoG, to seek the transfer of funds meant for the construction of class room complex from the Government to the institute for expeditious execution of the project.

**ITEM-BWC-05.**

**Proposal for Establishing Institute Estate Office**

College of Engineering Pune is now an autonomous Institute of Government of Maharashtra. Till date all the building related activities such as new construction works and routine maintenance of existing buildings were looked after by the Superintending Engineer, PWD, Pune through his representatives in the campus. Frequently, the BOG Members have expressed that PWD should not be involved in all these activities and Institute Estate Office should take care of all these activities as envisaged in the GR document. Mrs. Pathan, Executive Engineer, PWD expressed that this would need permission from the Government. Other members expressed that the Government GR is clear and explicit; and it does not state anywhere that all the maintenance works and new constructions need to be under taken through PWD. However, PWD representative wanted a clear instruction from the Govt. in this regard. Hence it was resolved that the Govt. may be requested to give instructions to the PWD accordingly.

**The proposal for establishing the COEP Estate Office was discussed and certain changes were suggested by members. The structure of the Estate Office was modified accordingly and the modified structure placed at Annexure-B. BWC recommended to seek the approval of BoG for the proposed structure of Estate Office.**

It was also suggested that all the responsibilities related with the Institute Estate Office, which include buildings and land matters be looked after by the Institute's Estate Officer. BWC noted that the BoG has decided to create a new post of General Manager (Administration). Hence it was resolved that the matters related to Estate may be handled by General Manager (Administration) in addition to other administrative tasks. For the technical matters, he would consult Secretary, BWC and seek the approval of BWC. For financial and administrative matters he would work directly under the Director, COEP. It was suggested that he should also be authorized to sign the applications regarding land and buildings on behalf of the institute.

Regarding other staff requirements, it was recommended that a Jr. Engineer (Civil) and Junior Engineer (Electrical) would be required and



they may be hired on contract basis after the approval of BOG. A suitable advertisement in the news papers may be given for filling up the posts of Jr. Engineers with sufficient experience. For undertaking major and intermediate works method of out sourcing would be used. For works of minor nature plumber, mason, carpenter, electrician etc. persons already available in the institute on its pay roles would be identified from among the institute's existing class-III and Class-IV staff and they would be attached to the institute estate office. After they retire, no additional staff would be recruited and all minor works would also be out sourced.

**ITEM- BWC-06**

**Concurrence for the Estimate and Expenditure for the Renovation of Rectors Quarter to convert into Directors Official Residence.**

Based on the approval of BWC and BoG, the work of renovation of rector's bungalow was undertaken. Essential changes like change in flooring, painting, repairs to the toilets, etc. were carried out and are complete.

Secretary, BWC informed that the electric wiring in the said bungalow is too old and needs replacement. Estimated cost for this work is Rs.1.5 lakh including electric fixtures. BWC approved the proposed expenditure necessary for the Electrification of Proposed Director's Bungalow through IRG. This may be reported to the BoG.

**ITEM-BWC-07**

**Electric Audit of all the departments in the institute and provision for preventive measures against electric harmonics problem.**

The issue of Energy Audit for the COEP was discussed. Shri. Kirloskar suggested that Maharashtra Chamber of Commerce and Industries has already done these studies for various industries in Pune and their help be sought for this purpose. Based on the recommendations of the experts from MCCI further steps would be taken in this regard. Director COEP is requested to write to the BCCI for the guidance and help on this matter. It was decided that once the precise requirements are worked out, same may be placed to the BWC for a decision.



**ITEM-BWC-08**

**Provision of open shed for the Institute Generator**

BWC members visited the Institute generator site. Institute Generator has a specialized container canopy to prevent it's damage from rain and Sun and also protection from noise. BWC disapproved the need for construction of an additional shed for the institute generator.



## **ITEM-BWC-09**

### **Other Matters with the permission of the Chair**

Following issues were discussed under the other matters:

#### **i) Delegation of powers to the Director/Chairman, BWC**

At present Institute Director is authorized to permit execution of works / purchase orders up to a value of Rs. 2 lakhs only. However, since many of the buildings and equipments of the institute being old and outdated, they require repair, modifications etc and very often, the amount exceeds Rs. 2 lakhs. It was recommended that this ceiling be increased to Rs. 5 lakhs. Chairman BWC and Director COEP was requested to put up this issue for approval in the forth coming meeting of the BoG.

#### **ii) Electrification of Hostel Blocks in the COEP Hostel Campus and providing fans in the rooms**

COEP Hostel facility is divided in to 9 blocks. Chief Rector had requested to undertake the work of electrification of the Hostel Blocks in the Hostel for better living conditions for the inmates. The existing wiring in the hostels is too old (Aluminium wiring without any protective switches) and need to be replaced by Copper wiring for safety of inmates. BWC approved the request and requested the Director COEP to put up an advertisement in the news papers for the purpose and call for the tenders. BWC also recommended to fix the ceiling fans in all the rooms of the hostels wherever there are no ceiling fans at present.

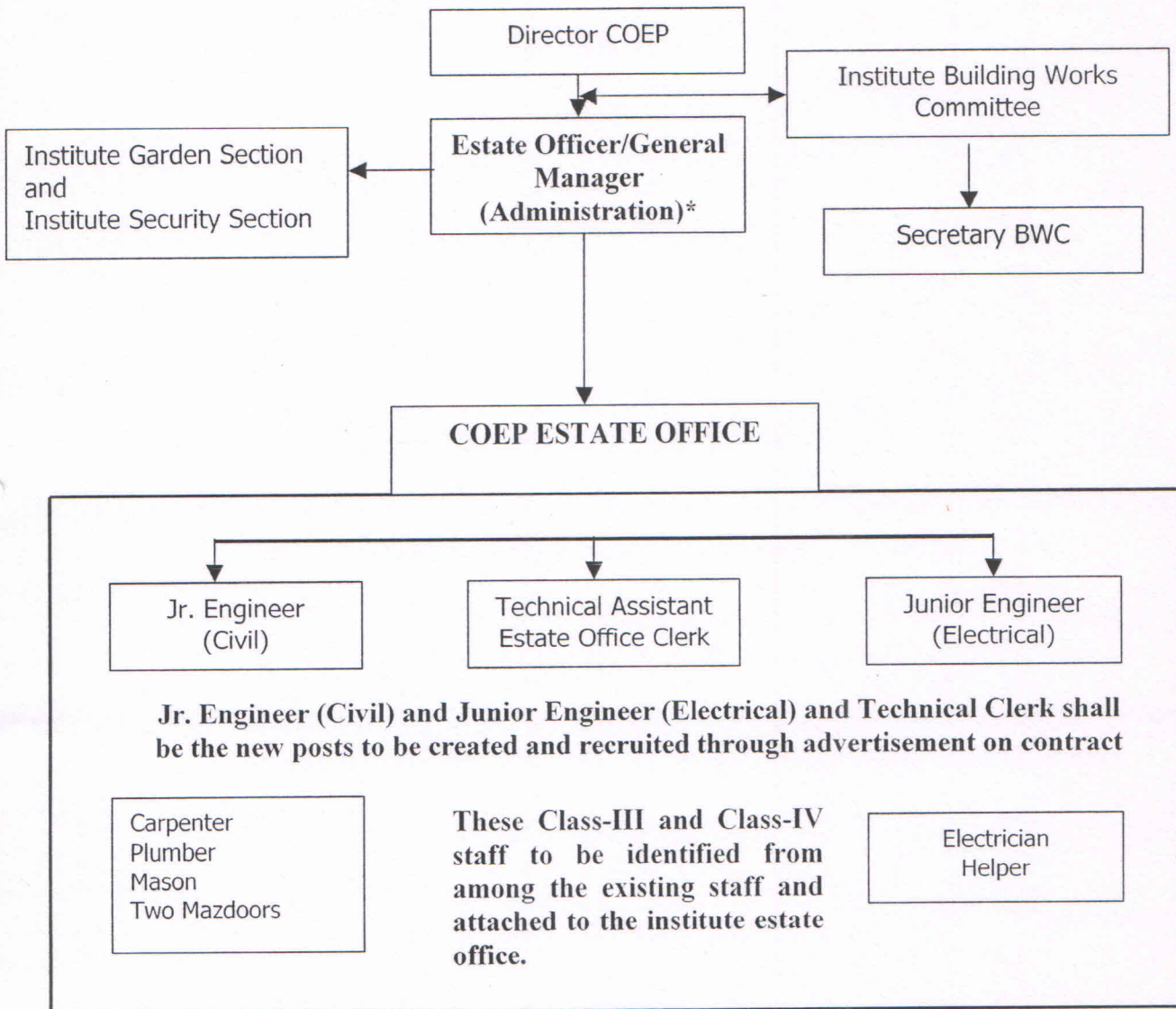
#### **iii) Proposed Road Widening in front of the institute.**

The issue of proposed road widening in front of the institute has not been resolved for long. BWC noted that the demand for widening of the road as requested by PMC originally is not feasible. However, orally PMC has renewed their request with a lesser amount of road widening. Hence it was decided that the Director, COEP may be authorized to inform the feasible width of road widening as and when a formal request comes from PMC or a meeting of all concerned is held in this regard.

**Meeting Concluded with a vote of thanks to all the members. It was decided to schedule the next meeting of BWC on 11<sup>th</sup> November 2006.**



**Annexure-B**



**Proposed Structure for the COEP ESTATE OFFICE**

**Note**

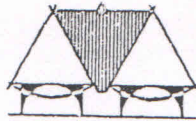
\* General Manager (admin) is a New Post proposed by BOG to take care of all the Administrative Matters in the Institute. He may be given additional responsibility of Estate Office.



**Annexure-B**

**Cost Estimate and Other Details Submitted by  
Mr. Kiran Kalamdani**

MRS. ANJALI KALAMDANI  
M.ARCH. (URBAN DESIGN)  
GOVT. APPROVED VALUER



MR. KIRAN KALAMDANI  
M.ARCH. (URBAN DESIGN)  
M.A. IN CONSERVATION STUDIES, UK

CHINCHWAD OFFICE:  
FLAT No.1, BLDG. No.C-1,  
SHANTIBAN, OPP. DALAL LAMINATES,  
CHINCHWAD, PUNE - 411033.  
TEL. 020-27457514, FAX 27453220  
EMAIL - kimaya1405@yahoo.co.in

PUNE OFFICE:  
C/o. B.R. BODHANI,  
'MANUSMRUTI', 33/6, PRABHAT ROAD 5,  
ERANDWANE, PUNE - 411004.  
TEL. 020-25432259  
EMAIL - kimaya1404@rediffmail.com

NOV.9<sup>th</sup>, 2006

The Director  
College of Engineering,  
Pune

Subject: Submission of PRELIMINARY ESTIMATE AND DRAWINGS for  
EXAMINATION SECTION of Main Administrative Building, COEP.....

Dear Sir,

Thank you for giving us the opportunity to prepare a Detailed Conservation drawings and Estimate for the Examination Section of the Main Administrative Building of the college.

We are enclosing the drawings and estimates with this letter. We look forward to receiving your response to the same.

Thanking you,

Yours truly,

Kiran Kalamdani,  
Partner 'KIMAYA' Pune



## CONSERVATION OF MAIN BUILDING COEP, PUNE

09/11/2006

### ABSTRACT FOR EXAMINATION SECTION

Sr no.	Description	Quantity	Rate	Unit	Amount
<b>Stone Masonry Works</b>					
1	(i) Providing and carving special heavily carved basalt stones like gargoyles, balusters using properly compacted Basalt stone of approved quality from approved source of required size as shown in the detailed drawing including cost of transportation, port-erage, rough dressing followed by finely dressing the stone using proper chisels, cost of sharpening chisels, hand polishing the stone to required texture, etc. complete. (Gargoyles)	5	6385	no.	31925
2	Providing and applying Pointing to stone masonry in 1:1 lime mortar (1lime : :Sand) or pure lime using specialist tools to match old stone work, cleaning, curing, scaffolding at all heights, etc., complete.	120	119	sqm	14280
3	Grouting of stone masonry or brick masonry wherever necessary using lime grout without pumping and by using gravity including necessary piping, monitoring, scaffolds upto all heights etc complete.	10	2235	cum	22350
4	Carting away waste material from site to a specified location within 5km radius including loading unloading etc., complete.	50	254	cum	12700
<b>Scaffoldings Works</b>					
5	Providing and fixing 'H' frame scaffolds along walls for all types of work having platforms at every 5 feet interval from ground with horizontal planks securely fixed in position of width at least 600mm with rope or wire and sufficiently strong to take weight of labourers and material removed from the building or to be used for construction, & connected with strong ladders including rentals if any, labour for loading, unloading, erection and dismantling, transport, Bamboo, jute rope, crab-winch, wire rope, planks, angle-bucket, safety equipment etc. Scaffold has to be free standing and care should be taken that no holes are driven into the walls of the Heritage building.	150	890	sqm	133500
6	Providing Shuttering and staging for survey, removal and re-erection of floor joists and slabs at a height of about 6m from ground level using steel or wooden vertical props and bamboo or steel horizontal braces, jute rope or steel fasteners, padding the ends of the members with jute cloth or hessian cloth bags to protect finished flooring or walling wherever necessary, ensuring sufficient working space at top and access-ways using firmly secured ladders and such other arrangements for access for inspection and repairs, getting the shuttering approved from structural consultant for stability, removal on completion of work and its inspection etc. complete.	265.87	670	sqm	178132.9



### Wood Works

7	Removing doors and stacking them as directed with all leads and lifts etc. Complete	2	30	no	60
8	Removing windows and stacking them as directed with all leads and lifts etc. Complete	3	25	no	75
9	Providing & fixing TW false ceiling using TW planks of section 125mmX25mm and length not less than 1.5m fixed to intermediate TW suspenders at not more than 1m interval, in tongue & grooved fashion & fixed using counter sunk stainless steel screws, including provision of central decorative feature and diamond shaped moldings to match previous records, polishing as directed etc., complete.	258.47	3052	sqm	788850
10	Providing and fixing country teak wood architraves and skirting 20 mm thick in required position and of the size shown in the drawings including all moulding as per drawing rough grounds, Rowl plugs, if necessary and finishing with french polish etc. complete.	292.3	150	rm	43845
11	Providing Beams in 1st class Teak wood including hoisting, fixing in position and applying wood preservative for the unexposed surfaces, etc complete.	1.651	75596	cum	124809
<b>Brick Masonry and Plaster Works</b>					
12	Removing plaster from wall including disposing off the spoils as directed with all leads and lifts etc. complete	120	12	sqm	1440
13	Removing shahabad flooring and stacking them as directed including all leads and lifts etc. complete	265.87	15	sqm	3988.05
14	Providing and laying flooring in Kotah of approved quality tile 19 mm. thick 420 x 570 mm as per architects detailed drawings and instructions on 1:4 cement mortar, including cement float, filling joints with neat cement slurry, curing and cleaning etc. complete	181.27	708	sqm	128339
15	Providing and laying flooring in Marble of approved quality tile 19 mm. thick 400 x 1000 mm or 780 x 870 mm as per architects detailed drawings and instructions on 1:4 white cement mortar, including cement float, filling joints with neat cement slurry, curing and cleaning etc. complete	60.05	1200	sqm	72060
16	Providing and laying flooring in Jaisalmer stone of approved quality tile 19 mm. thick 75 x 1000 mm as per architects detailed drawings and instructions on 1:4 cement mortar, including cement float, filling joints with neat cement slurry, curing and cleaning etc. complete	8.45	708	sqm	5983
17	Providing and laying flooring in Granite of approved quality tile 19 mm. thick 65 x 65 mm as per architects detailed drawings and instructions on 1:4 cement mortar, including cement float, filling joints with neat cement slurry, curing and cleaning etc. complete	18.185	1500	sqm	27278
18	Providing and laying flooring in Ashlar finished basalt stone of approved quality tile 230 mm. thick 300 x 300 mm as per architects detailed drawings and instructions on 1:4 cement mortar, including cement float, filling joints with neat cement slurry, curing and cleaning etc. complete	39.8	3200	sqm	127360
<b>Painting and finishing Works</b>					
19	Removing paint finish from the surface of the stone to expose the natural stone textured surface by	700	200	sqm	140000
20	Removing old paint from steel & other surface with flame, cleaning & making the surface even, &	200	10	sqm	2000
Total				A	Rs. 1858975


The item heads listed below are to be detailed out after receiving data about existing installations, systems and agencies employed for the same and receiving



21	Electrical works, Audio/Visual, Publis address			Rs.	278846
22	Fire Fighting			Rs.	92949
23	Lightning Arrestor			Rs.	18590
24	Telephones			Rs.	92949
25	Signages			Rs.	92949
26	Horticulture and Landscape			Rs.	92949
		Total	B	Rs.	669231
27	Consultancy at 10%	Total A+B		Rs.	2528206
28	Contingencies at 20%	Total		Rs.	252821
		Grand Total		Rs.	2781026
		Grand Total		Rs.	556205
		Grand Total		Rs.	3337231

In Words Rupees Thirty three lakhs thirty seven thousand two hundred and thirty one only.

The above list of items are arranged as per agencies to be appointed. The list is only suggestive and should not be treated as a tender document. Several

  
 Kiran Kalamdani  
 Partner Kimaya  
 09/11/2006