

**KALAKSHETRA FOUNDATION**  
**An autonomous organization under**  
**Ministry of Culture**  
**Government of India**

Thiruvanmiyur  
Chennai-600041

**Minutes of the meeting of Works Committee held on 07 December 2017**

1. Meeting of the Works Committee of Kalakshetra Foundation was held on 07 December 2017 at Kalakshetra Foundation.

2. Following members of the Works Committee attended the meeting:

- (i) Shri Lalgudi GJR Krishnan, GB Member
- (ii) Smt. Sheila Sri Prakash, Architect
- (iii) Shri V. Srinivasaragavan, Deputy Director & Director (i/c)
- (iv) Shri Maruthi Kalgi, Architect (CPWD)
- (v) Shri Jayaprakash, Executive Engineer (Electrical), CPWD
- (vi) Shri Dharanidaran, Executive Engineer (Civil), CPWD
- (vii) Shri S. Muralikrishnan, Chief Accounts Officer

2.1. Smt. Urmila Sathyanarayanan, GB Member ~~stated~~ did not attend the meeting.

2.2. The following Officers have also attended the meeting:

- (i) Shri V. Srinivasan, Engineer Officer, Kalakshetra Foundation
- (ii) Shri G. Kishore Kumar, Estate Officer, Kalakshetra Foundation
- (iii) Shri V. Ramaswamy, Assistant Engineer (Electrical), CPWD
- (iv) Shri G. Vinayagamourty, Assistant Engineer (Civil), CPWD

3. Works Committee considered the agenda items and the decisions thereon are as follows.

**Item No. 1: To confirm the minutes of the previous Works Committee meeting held on 22.5.2017.**

The minutes were confirmed.

**Item No.2: Apprising of status of works awarded to CPWD.**

The status of works have been noted.

As regards, renovation of Seshammal Hostel Block, it was informed that CPWD was renovating one wing and as regards the other wing, they informed that the building was sinking. It was not considered stable to carry out the renovation work and CPWD suggested demolition and construction of a new building. Smt. Sheila Sri Prakash commented that it

would still be possible to arrest the sinking and carry out the renovation work. CPWD officers agreed that the suggestion would be looked into it.

**Item No. 3: Status of Bharata Kalakshetra Auditorium works**

The work was awarded to CPWD in June 2017 and CPWD have not yet started the work. It was impressed upon them the necessity to complete the work at the earliest. They informed that Notice Inviting Tender was in final stages and by January, 2018, the work would be started.

Smt. Sheila Sri Prakash inquired about air-conditioning system for the Theatre. It was agreed that HVAC work should also be taken up simultaneously so that it could be completed along with civil works. However, the practical difficulties in taking up the work were explained. After discussions, it was agreed that KF would look into the issue for taking up HVAC work also at the earliest.

**Item No.4: Status of Re-roofing work of Rukmini Arangam**

The Works Committee in its earlier meeting held on 22.5.2017 recommended taking up of renovation of stage area viz. increasing its height as per users' requirements. The subsequent developments were explained viz. the delay in finalization of revised estimates; budgetary constraints in this year; and the need to complete the Theatre Work urgently so that it was available for holding Arts festivals. The upgradation of stage area will be taken up in the next year. The Committee was also apprised of the electrical works awarded to CPWD at an estimated cost of Rs.61 Lakh. CPWD Electrical wing assured that the work will be taken up at the earliest.

2. **Gen Sets:** While discussing the works, it was informed that 160 KVA Gen Set has been provided for Koothambalam as it was considered that the existing Gen Set which is of 140 KVA could also be linked to provide sufficient load. 320 KVA Gen Set has been recommended for Rukmini Arangam. It has been suggested by CPWD that both the new Gen Sets would be placed side by side and cabling done to link Gen Sets with both the Theatres. Depending upon the load factor either one Gen Set or both the Gen Sets would be run.

3. **Sound Equipment:** Works Committee approved award of work to CPWD on the basis of report of IIT, Madras and in consultation with users. The existing equipment which are analogue type will be utilized for outdoor functions within the campus. The Committee was informed that the existing mixer which was procured in the year 2011 will be disposed of so that it fetches some income.

4. **Stage-lighting equipment:** The Committee was informed that there are about 70 stage-lights are available and additional lighting equipment will be procured on the basis of report furnished by IIT, Madras and in consultation with the users.

**Item No. 5: For approval for undertaking new capital works for which estimates have been received from CPWD**

The Works Committee approved undertaking the following capital works as per the preliminary estimates received from CPWD:

	Name of work	Preliminary Estimates
(i)	Repairing and replacement of damaged Chain Link Fencing in entire main campus	Rs.16,49,000/-
(ii)	Washroom for Central Office	Rs.14,61,000/-
(iii)	Replacement of existing damaged street lights with LED street lights (260 street lights)	Rs.65,70,900/-
(iv)	Procurement of 125 KVA DG Set for Hostel	Rs.19,69,800/-

- Smt. Sheila Sri Prakash suggested that the height of the Chain Link fencing should be atleast of 2 meters to ensure proper security. The suggestion was agreed to by the Works Committee and CPWD will accordingly lay fencing prioritizing the places where it was considered more essential. The areas where it could not be laid for budgetary constraints as the estimates were for 1.65 meters height of fencing, the remaining would be undertaken in the next phase.
- Smt. Sheila Sri Prakash has also suggested that as a public road passes through the campus, along the road, light poles may be installed within the KF area. The suggestion was agreed to.

**Item No. 6: In-principle approval of proposed major capital works**

The Works Committee considered the following proposed works and gave its in-principle approval:

- (i) Construction of Main Security Room
- (ii) Installation of Closed Circuit Television System
- (iii) Renovation of laboratory block as a ground one structure
- (iv) Fabrication and supply of furniture and working tables for the Visual Arts Sections
- (v) Arresting seepage in Weaving and Kalamkari unit in CERC
- (vi) Arresting seepage in BCCH Dining Hall
- (vii) Development of a new exhibition ground
- (viii) Construction of a vermi composting unit
- (ix) Renovation of damaged compound walls
- (x) Development of sports infrastructure facility in BTHS School Campus
- (xi) Improvement of open stage near Art Department

Kalakshetra Foundation has already sought preliminary estimates from CPWD; as and when they are received, they will be placed before the Works Committee for approval before undertaking the works.

As regard the following works, observations were made as under:

- (xii) Laying of proper sewage system for the campus - Smt. Sheila Sri Prakash stressed the need for smaller Sewage Treatment Plants at various locations of the Foundation. She did not recommend laying of pipes to gather all the sewage at one place to be linked with the Municipal line as this will be an added stress on the municipal infrastructure. STP will produce sludge which could be used as manure and the treated water could be used for watering the plants. The treated water can also be used to flush the toilets. The suggestions were agreed to by the Works Committee and accordingly, CPWD will furnish estimates.
- (xiii) Installation of HT Transformer for main campus - Smt. Sheila Sri Prakash explained the attendant liabilities of having a HT connection. After discussions, it was agreed that the Foundation may only have LT connections with transformers at different locations. The feasibility of hosting events at the Theatres only by utilizing DG Set was also to be explored and if this was feasible, there was no need for a separate electricity connection for Theatres.
- (xiv) Staff Quarters - Shri Maruthi Kalgi, Architect (CPWD) suggested that the quarters could be constructed without stilts and to avoid water logging the ground floor can be raised by two-three feet. It was suggested that stilts could accommodate parking of cars. He stated that parking can be provided only as per CPWD norms. Smt. Sheila Sri Prakash suggested that while drawing the plan, CMDA stipulations should also be taken into consideration. CPWD will accordingly, prepare preliminary estimates.
- (xv) Construction of a multi-purpose hall in the Val-thottam plot - Smt. Sheila Sri Prakash suggested that boutique shops may be constructed which could be rented out to provide regular source of income to the Foundation. Considering the narrow road passing through the area, she also suggested that in collaboration with Chennai Corporation, the area could be developed. The discussions did not result in any actionable decision.
- (xvi) Renovation of Rukmini Illam or construction of a new property at the plot - It was explained that it is a town house and no set out was required. It was agreed that two floors could be constructed and rented out on long term lease basis to banks etc. A portion of land may be left in the front to enable parking of vehicles. CPWD will accordingly, provide plans and estimates.
- (xvii) Upgradation of exhibition grounds in CERC campus - Smt. Sheila Sri Prakash suggested development of a water body and construction of eatery which could be rented out on long term lease basis. The discussions did not result in any actionable decision.

**Item no.7:** Minor capital works within the powers of Director.

The following minor works proposed to be undertaken were noted by the Works Committee:

- (i) Providing a shed in the sit-out behind Director's Office
- (ii) Shed over BASS School Mini Thapovanam
- (iii) Providing Gate to Val-Thottam compound
- (iv) Laying of pathway from Dance Cottage to Tashling/Record Room
- (v) Relaying of the banyan tree area - Smt. Sheila Sri Prakash stated that care should be taken not to damage the roots of the banyan tree while laying the area with polished stones/ tiles. She also suggested that natural looking tiles can be considered for laying. While undertaking the work, the suggestions will be kept in view.
- (vi) Providing grill cover on top of two wells
- (vii) Construction of compound wall adjoining Kuppam Beach area
- (viii) Painting of RDCFA Class Rooms
- (ix) Construction of toilet for walkers and changing room for girls - Smt. Sheila Sri Prakash suggested that changing rooms for girls should be separated from the toilet block to ensure proper safety. She has also suggested that e-toilet may be installed. The suggestions have been agreed to by the Committee.
- (x) Provision of safety grills for Visual Arts Section
- (xi) Provision of Grills for Painting Section
- (xii) Additional covered space for Sculpture Section
- (xiii) Renovation of restroom for kitchen staff in BCCH
- (xiv) Renovation of Krishna Cottage, staff quarter No.5 and No.7
- (xv) Provision of pigeon hole cupboards for storing and displaying block printing blocks

**Item No. 8: Approval for modification to construction style**

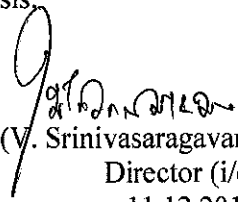
- (i) **Construction of double storied building** - this was agreed to as it would save open space and construction cost. Accordingly, in any new construction KF will go for one + one type building.
- (ii) **Avoiding Mangalore tiles on roof in constructions** - Recurring seepage on account of Mangalore tiles was well appreciated. Architect from CPWD suggested that step model concrete roof may be constructed and terracotta colour paint to give a sense of tiled roof to merge with the surroundings. The suggestion was agreed to. CPWD will accordingly, lay roof of new buildings.

**Item No.: 9 – Conversion of unused space in CERC campus as staff quarters on temporary basis**

This was agreed only as an interim measure till quarters are constructed.

**Other items:**

- (i) **Development of water bodies:** Smt. Sheila Sri Prakash raised the issue of development of water bodies which would not only help in recharge of ground water but also would be a value addition to the campus. The suggestion was agreed to and CPWD will provide estimates for development of two water bodies in the campus.
- (ii) **Water tank:** Plastic water tanks will not be installed.
- (iii) **Ratification of buildings:** Smt. Sheila Sri Prakash suggested that Kalakshetra Foundation should obtain necessary approvals for all the existing buildings in the campus. This will have to be undertaken as a separate project as there are about 100 buildings in the campus. KF will examine the issue on priority basis.

  
(V. Srinivasaragavan)  
Director (i/c)  
11.12.2017