

COTTON COLLEGE STATE UNIVERSITY
PANBAZAR, GUWAHATI – 781001, ASSAM INDIA

Selection of Urban Planner/Architect/Architectural Firm/Reputed
Institute for consultancy services for Cotton College State University,
Panbazar, Guwahati

A pre-bid meeting was held at 10.30 a.m. on 25/10/2014 in the Conference Hall of Cotton College State University. A total of 16 participants attended the meeting. The Vice-Chancellor and Registrar clarified the different queries of the participants during the discussion. Based on the discussion, the following information are being made available for all concerned.

The University wishes to restructure the existing Cotton campus to build a state of the art University with modern amenities while preserving the architectural and heritage landmarks. The CCSU has two major campuses - Panbazar Campus and Rupnagar Campus.

A. Panbazar Campus

The Panbazar campus constitutes of 7 units. These units already have a few RCC buildings and a number of Assam Type (AT) structures. Some of these buildings are to be retained. Some of these existing buildings may have to be integrated to new structures in order to fit to a proposed master plan.

The structures to be retained (As marked in the drawing).

1. Campus 1 : Buildings 1 to 5 (SKB Library, Computer Science and IT Building, BKK Bhavan, MCB Bhavan and KBR Auditorium), Cotton Cottage (Principal's Quarter) and Dr. T. Ao Indoor Stadium are to be retained. As per initial suggestions, the University had initiated construction of Administrative Building in front of the Anthropology Department. Also this unit houses the Swahid Ranjit Borpujari Memorial in front of the Swahid Ranjit Borpujari Boys' Hostel. The CCSU wishes to preserve this memorial as a landmark, and build a modern architectural design around it with a description of its history and ensuring accessibility to the public.
2. Campus 2 : Buildings 3 & 4 (PG Building of Zoology Department and Dr. A.C. Dutta Memorial Building of Botany Department) have to be retained as these are relatively new and robust structures. However, these may be integrated to new proposed structures. Also the area around Building 4 (Botany Department) houses small Instructional Botanical Garden. Provision for the Botanical Garden has to be kept, and also room for possible expansion of the Botanical Garden.
3. Campus 3 : Department of Chemistry building is the one where the Cotton College started in 1901. Hence this building has to be retained as a heritage structure. The Building 1 (SC Goswami Bhavan) is a relatively new building and has to be retained. There is one more AT building (called classroom building in the table) adjacent to this multistoried building, which the University would like to preserve as heritage structure. The heritage buildings are to be renovated.

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4. Campus 4 : Building 1 , 2 (Old and New Physics Buildings) and Sudmersen Hall. Building 1 is more than 50 years old and is under renovation. These are to be kept as they are for the master plan. The AT structure named Hindi Department is also an old structure constructed more than 100 years back and has a distinct architecture. This may also be retained.
5. Campus 5 : Excluded from the restructuring plan.
6. Girls Hostel Complex : Existing RCC structures may be integrated with new structures after removing the AT structures. However, there is a small AT Heritage structure which needs to be retained (if need be relocated).
7. Professors' colony : Excluded from the present plan.

However, these are broad ideas and architects are expected to draw upon their expertise and imagination to create a vibrant campus with iconic multi-storied buildings that are ecologically and environmentally friendly. It may be noted that, there are a number of high-rise structures around the campus like the BSNL Building, RBI Regional Office, Gauhati High Court etc, which the architects can take note of.

As on date we have over 5000 students with nearly equal proportion of boys and girls. The numbers could go up to perhaps 10000 to 12000 within about a decade. As on date we have place for a total of about 500 boys and 280 girls in the Hostels. Under the normal circumstances we may have to house at least 2 to 3 students in each hostel room for UG & PG students, while we may have to make a provision of single occupancy rooms for research scholars. As for the number of Research Scholars on roll, the same may vary year to year, however, we need to keep a provision for at least 200 scholars. Keeping Floor Area Ratio restrictions and parking requirement in mind, the floor area need to be maximized for the academic buildings, administrative building and the hostels.

B. Rupnagar Campus

The Rupnagar Campus is about 5 km away from the Panbazar Campus. It has a little less than 2 hectares of land area. The area is nearly vacant except for two unfinished small structures. The University intends to use this campus as residential campus for faculty members and support staff. Since many faculty members are likely to be from outside Guwahati, while most support staff are likely to be local, and the University also needs to attract the best possible faculty and provide them with essential facilities there should be greater emphasis on faculty housing. Given standard floor area for different categories as per Government norms, the housing capacity needs to be maximized keeping FAR in mind. Again, plans need to be ecological and environment friendly and there should be adequate space for parking.

The issue of Floor Area Ratio

The CCSU is looking for maximum utilisation of available land. The requirements of a University is always futuristic. However, such a plan needs to be within the rules and regulations as

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prescribed by the concerned urban development authorities. Hence the planners should take this into account and provide a plan with maximum floor area considering all other aspects of a green campus, as already mentioned earlier.

Environment friendliness is a pre-requisite

The University looks for an environment friendly campus. As such all buildings, should be environmentally suited to its location. Also, the buildings must be as per the norms set by Guwahati Municipal Corporation. Provision for civic amenities like drainage, parking facility etc. should be provided. Possible use of solar energy should be considered.

Academic Requirements

Buildings and open spaces must be conducive towards promoting academic discussions and debate. Coffee rooms, pre-print/ reprint rooms, suitably designed cafeteria must be important components of an overall master plan.

Sports and Games

Facilities for sports and games are also an essential component of a University campus. In addition to the Dr. T.Ao Indoor stadium, there could be provisions for outdoor games, such as basketball, volleyball, lawn tennis etc. in the hostel area. The possibility of a football/hockey/cricket field and a swimming pool integrated into a building such as one of the hostel buildings could be explored.

Status of existing buildings

The built up area and year of construction of the existing buildings is as under :

Sl. No.	Campus/Building	Floor	Area (Sq.m)	Approx. Year of construction
	Campus - I			
1	Manik Chandra Barua Bhavan	Ground	2250	1979-81
		First Floor	2115	
		Second floor	2115	
		Third floor	1648	2013-14
2	KBR Auditorium	Ground	1177	1960
		First Floor	520	
3	BKK Bhavan	Ground	788	1990
		First Floor	788	
		Second floor	788	
		Third floor	788	2014
4	SKB Library	Ground	616	2000
		First Floor	616	
		Second floor	616	

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5	ARB Hostel-1	Assam type	767	1910
6	ARB Hostel-2	Assam type	709	
7	SRB Hostel - 1	Assam type	709	1910
8	SRB Hostel - 2	Assam type	709	
9	Superintendent SRB Hostel	Assam type	200	1910
10	KKH Hostel	Assam type	807	1901
11	SMH Hostel	Assam type	630	1901
12	Computer Science & IT Building	Ground	439	2001
		First Floor	439	
		Second floor	439	
		Third floor	439	2014
13	Superintendent ARB Hostel	Assam type	144	1910
14	Superintendent SMH Hostel	Assam type	144	1910
15	Dr. T. Ao Indoor Stadium	Assam type	1274	1985
16	Cotton Cottage	Assam type	380	1910
17	Anthropology Building-1	Assam type	243	1910
18	Anthropology Building-2	Assam type	181	1942
			23478	
	Campus - II			
19	Ambikagiri Boys Hostel	Ground floor	803	1992
20	RKB Hostel	Assam type	545	1910
21	Employees Association Building	Assam type	284	
22	SNBC Hostel - 1	Assam type	557	1929
23	SNBC Hostel - 2	Assam type	548	
24	MNDP Hostel	Ground floor	544	1955
		First floor	544	
25	Zoology Department-1	Assam type	227	1910
26	Zoology Department-3	Ground floor	216	1981
		First floor	216	
27	Botany Department - 4 (AC Dutta Bhavan)	Ground floor	476	1980
		First floor	476	
28	Zoology Department - 2	Ground floor	468	1965
		First floor	468	
29	Superintendent SNBC Hostel	Assam type	144	1955
	Superintendent RKB Hostel	Assam Type	150	1950
30	Superintendent MNDP Hostel	Assam type	154	1910
			6670	
	Campus III			
31	Chemistry Department - 1	Assam type	1107	1901
32	Chemistry Department - 2	Ground floor	511	1998

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		First floor	511	
		Second floor	511	2011
33	Class room Building	Assam type	672	
34	MASSCOM & Alumni Building	Assam type	569	
35	Raibahadur BR Das Bhavan	Assam type	177	
			4058	
	Campus IV			
36	Physics Department -1	Ground floor	1144	1965
		First floor	1144	
		Second floor	1044	
37	Physics Department -2	Ground floor	280	2014
		First floor	265	
		Second floor	265	
		Third floor	265	
38	New Arts Building	Assam type	1040	1901
39	Sudmersen Hall	Assam type	375	1994
			5822	
	Girls' Hostel complex			
40	Sahid kanaklata Girls Hostel	Ground floor	575	1971
		First floor	575	
		second floor	575	
		Third floor	575	
41	Nalinibala Devi Girls Hostel	Ground floor	411	1950
		First floor	411	
		second floor	411	
42	Dr. Kamala Roy Girls Hostel	Ground floor	404	
		First floor	404	
		second floor	404	
43	Superintendent Residence-1	Assam type	140	2007
44	Superintendent Residence-2	Assam type	170	1952
			5055	
	Campus V			
45	Administrative office (Temporary)	Ground floor	311	2012
46	VC's residence (Temporary)	Ground floor	114	2012
47	Guest House	Ground floor	158	2000
			583	
	Professors' Colony			
48	Block A	Ground floor	270	1970
		first floor	270	
		Second floor	270	

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49	Block B	Ground floor	270	1970
		first floor	270	
		Second floor	270	
50	Block C	Ground floor	270	1970
		first floor	270	
		Second floor	270	
51	Block D	Ground floor	270	1970
		first floor	270	
		Second floor	270	
52	Block E	Ground floor	270	1970
		first floor	270	
		Second floor	270	
			4050	

Last date and time of submission

During the discussion, the architects/ planners present suggested that they be given about 45 days time after making these information available. Accordingly, the last date is fixed till 2 pm on 14th February, 2015.

Awarding the best presentation

A few participants suggested to have a system of awarding cash prizes for the best presentations. However, the EoI itself is designed to award consultancy for preparation of Master Plan followed by DPR. Hence, no such prizes will be awarded.

Guidelines for submission

The proposal should be submitted in the following format

1. Maximum 6(six) nos. Of A2- size white paper sheets of which one or two sheets shall contain matters explaining the concept and approach to design and integration of functions and various uses.
2. The drawings shall include general plan(s) of the proposals along with the existing structures to be retained ,elevations, sectional views, 3D views and area statement, landscape proposals and other features as may be desired.
3. Drawing sheets shall be submitted flat in sealed envelopes, but shall not contain any names or identification marks in any form. No nameplate is required except for a margin and a box of 6 nos. Of 1cm x 1cm for putting in a code number.
4. A report in A4 size of max 8 sheets in font size 12 (Calibri) to explain the design proposal.
5. The above drawings & report shall be submitted in 5 sets of hand copies & soft copies format also.

Note: This may be used as a basic format. Please revert if you feel necessary

Short listed or all designs submitted may be displayed or put in the University website for the general public.