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**PTU** PUNJAB  
TECHNICAL  
UNIVERSITY

ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਿਟੀ ਜਲੰਧਰ

Ref. No. PTU/const/14609

Date: 21/12/06

To

- (i) Sh. N.S. Kalsi, IAS, Director, IT, Govt. of Punjab, Punjab Infotech Corporation, 5-6 floor, Udyog Bhawan, Sector 17-D, Chandigarh.
- (ii) Dr. R.S. Khandpur, Director General, Pushpa Gujral Science City, SCO 60-61, 3<sup>rd</sup> Floor, Sector 34, Chandigarh.
- (iii) Sh. Chandra Mohan, # 202, Sector 36-A, Chandigarh.
- (iv) Sh. S.L. Kaushal, Advisor (Architecture), 2865, Sector 42-C, Chandigarh.
- (v) ✓ Sh. A.N. Chowdhry, Chief Engineer, PTU, Jalandhar.

**Subject: Twelveth Meeting of the Standing Building Construction Committee.**

Dear Sir

Twelveth Meeting of the Standing Building Committee shall be held under the Chairmanship Sh. P. Ram IAS, Principal Secretary, Technical Education Punjab on 26/12/06 at 1615 hrs in his office in Mini Secretariat, Sector - 9, Chandigarh. Agenda points for the meeting are enclosed.

You are request to kindly make it convenient to attend the meeting.

Yours sincerely

  
✓ Registrar

CC: P.S. to Principal Secretary, Technical Education, Govt. of Punjab for the kind information of the Principal Secretary

Encl : as above.

**PUNJAB TEHCNICAL UNIVERSITY, JALANDHAR**

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**Subject :** Agenda for the 12<sup>th</sup> meeting of the Standing Building Construction Committee.

**Agenda Item No. 12.1**

Progress of construction of Buildings

**Agenda Item No. 12.2**

To consider the application of M/s IVRCL for time extension.

**Agenda Item No. 12.3**

To approve the enhancement of fee for proof checking of Structural Design by Dr. S.N.Siha, Prof. ITI, Delhi.

**Agenda Item No. 12.4**

To approve pre-qualification of Agencies for Supply & erection of Elevators in Administration Building.

**Agenda Item No. 12.5**

Any other point with the permission of the Chair

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**Subject :** Agenda note for the 12<sup>th</sup> meeting of the Standing Building Construction Committee.

**Agenda Item No. 12.1 : Progress of Construction of Buildings.**

**12.1.1** The work of construction of Administrative Block stands allotted to M/s IVRCL I&P, Ltd since January, 2006 with a time limit of 10 months for the Front four storey Block and 18 month for the complete building which includes eight storey Rear Block with a basement. The roof of the Front Block is being laid and slab at first floor level of the Rear Block is likely to be laid by 20<sup>th</sup> of January. Whereas work in second floor of the completed portion is in hand. Case for time extension is put up as per Agenda Item No. 12.2

**12.1.2** No. Objection Certificate for the construction of compound wall with a set back of 8.5 meters from the road boundary line has been received recently from the Town and Country Planning Department (copy enclosed as Annexure A Page P4. It has been desired that NOC for height and exemption of Schedule Road Act be obtained from Airport Authority and PUDA respectively. Applications have been submitted to these organizations.

**12.1.3** The University has further decided to start the construction of the following buildings of Phase - II :-

- a) 18 No type - I residences each having covered area of 61.13 sq meters with an approximate cost of Rs. 1.38crores. Three blocks each of six units have been proposed.
- b) A Guest House with a reduced scope of one Chancellor's Suite, One VIP suite and ten suites. The building shall be two storeys.

Architects have been requested to supply the tender documents.

**Agenda Item No. 12.2 : To Consider the application of M/s IVRCL I&P Ltd for time extension.**

The work of construction of Administration Building was awarded to M/s IVRCL, by PTU letter no. 378-380 dated 20-01-06 with a time limit of 10 months for the Front Block and 18 months for the complete building with effect from the date of commencement viz 31<sup>st</sup> January, 2006. Ten months period has expired on 30-11-2006. Physical progress has been explained in agenda item no. 12.1 M/s IVRCL vide their letter no. 2276 dated 20-11-2006 have applied for time extension of five months for the front block as well as the rear block viz upto 30<sup>th</sup> April, 2007 and 1<sup>st</sup> December, 2007 respectively. Executive Engineer has submitted paraverse comments in the annotated form as per Annexure B Page P6

In brief the reasons put forward and the comments are reproduced below :-

- |   |   |   |
|---|---|---|
| 1 | Delay in Releasing foundation drawing (about one month)-                | The drawing was issued as stated by the agency but in this one month, the agency could hardly mobilize itself. They marked the layout and levels on 06-03-06, whereas they could ever start the excavation as per the tender drawing. |
| 2 | Suspension of work due to revision of foundation drawing on 10-03-2006. | Revised drawing increasing the depth was issued just after 3 days of the start of excavation  |



- 3 Unprecedented Rains
- 4 Non supply of Power by PSEB and thus requiring engagements of D.G sets

There had not been any unprecedented rains. M/s JVKCL should have foreseen and investigated the power situation before hand as projected in the tender documents PTU is not responsible for this.

- 5 Shortage of Manpower due to lot of infrastructure development around Jalandhar/Kapurthala
- 6 Intricate Architectural and Structural design details warranting requirement of additional time.

It should have also been foreseen and investigated before hand. PTU is not responsible for it.

All the details were there in the tender drawings which were supposed to be studied by the Agency before hand.

The Executive Engineer has however recommended time extension by the agency in the interest of the work on account of the following activities which are likely to take time:

There is no arrangement for Water Supply for which tenders have been received on 20-12-06

Tender documents for Sewerage Treatment Plant are yet to be supplied by the Architects.

Construction of Service Block has just been started Equipments like Transformers, Generators and LT panels shall be housed in this building.

PSEB is still processing the case of power supply, Power is not likely to be made available earlier than April, 2007

The committee may decide the case.

**Agenda Item No. 12.3 :**

**To approve the enhancement of fee for proof checking of structural design by Dr. S.N. Sinha, Prof. I.I.T, Delhi.**

This committee in its sixth meeting held on 02-11-05 decided about the proof checking of the structural design by a reputed agency located at Delhi. The BOG was approached for the appointment of Dr. S.N.Sinha., Professor, IIT, Delhi for the job @ Rs. 5.50p per sq meter for Rs. 1.0 lac approximately which was approved by the BOG in its 21<sup>st</sup> meeting. IIT demanded the payment in advance but the University paid Rs. 50,000/- as a first installment. The proof checking is going on smoothly. Total cost of the job worked out to Rs. 150,583/- for an area of 24393 sq meter which has been verified by the Architects and stands paid, as demanded by Dr. Sinha.

The committee may approve the action.

**Agenda Item No. 12.4 :**

**To approve the pre-qualification of Agencies for Supply and Erection of Elevators in Administration Building.**

Expression of Interest for the job was invited through Press for pre-qualification of agencies.. Though four agencies responded but none of the reputed agencies like OTIS and KOTE showed any interest in spite of the fact that they were notified through fax and requested on telephone. It appeared that such agencies are over booked and tender procedure of the Govt. Organizations are not acceptable to them. This committee, deliberated on the issue and constituted in its 11<sup>th</sup> meeting held on 31-10-06, the following committee for contacting the reputed agencies and obtain from them the most favorable price and terms and conditions after negotiating the same with them was constituted.

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- i) Dr.V.K.Arora, Dean (Academics)
  - ii) Sh. N.S. Bhatti, Advisor (Electrical)
  - iii) Sh.A.N Chowdhry, Chief Engineer (Construction)
  - iv) Sh. Rajiv Aggarwal, Architect , M/s Archigroup

The committee contacted the representatives of the M/s KONE, OTIS, MITSUBUCHI, THYSSENKRUPP and JOHNSON LIFTS at Delhi on 13<sup>th</sup> and 14<sup>th</sup> November, 2006. As per Minutes of meeting of the committee ( annexure 'C'). M/s MITSUBUCHI , OTIS and KONE have been recommended to be pre-qualified on the basis of the inputs obtained from the various agencies and keeping in view their sustained reputation regarding the quality of the items and after sale service, particularly as the site is away from the city. Further the committee has recommended to incorporate the conditions demanded by the agencies in the tender document as discussed below :-

- a) Earnest money in the form of Bank Guarantee instead of Bank Draft.
- b) Secured Advance @ 75% of the contract value of the materials
- c) Running payment @90% on installation instead of the practice of the decision of percentage by the Engineer in charge
- d) Deduction of 5% security to be substituted with Performance Guarantee right up to the defect liability period.
- e) Leama clause to be included.
- f) University may open LC for importing of the Elevators by agency.

M/s Archigroup have been requested to incorporate the above conditions in the tender documents. Tender will be issued and received in Architects Office at Delhi and the Prebid meeting will also be held there for proper participation by the senior functionaries of the agencies.

Put up for approval by the committee.



ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

ਵੱਡੇ:

ਪਿੰਡਾਟੀ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,  
13-ਵੇਂ ਘਾਟ ਸੁਭਗਰ, ਕਪੂਰਥਲਾ।

ਸੇਵਾ ਵਿਖੇ

ਰਜਿਸਟਰਾਰ,  
ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਟੀ, ਜਲੰਧਰ।

ਧਾਰ ਪ੍ਰੋਜੈਕਟ ਨੰਬਰ 1228 ਡੀਡੀਟੀਪੀ(ਕ) SR-1  
ਮਿਤੀ 23-11-06

ਵਿਸ਼ਾ:

ਹਵਾਨਾ:

ਅਪ੍ਰਵਾਨਗੀ ਦਾ ਪੈਨਲ ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਟੀ, ਜਲੰਧਰ।

ਆਪ ਜੀ ਦਾ ਘੋਸ਼ਣਾ ਨੰਬਰ ਪੀਟੀਸੂ ਰਜਿਸਟਰਾਰ/ ਕੰਸਟਰਕਸ਼ਨ/3479  
ਮਿਤੀ 31 ਜੁਲਾਈ 2006

ਹਵਾਨੇ ਤਹਿਤ ਪੱਤਰ ਰਾਹੀਂ ਆਪ ਜੀ ਵਲੋਂ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਟੀ ਜਲੰਧਰ-  
ਕਪੂਰਥਲਾ ਰੋਡ ਦੇ ਪੈਨਲ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਭੇਜਿਆ ਗਿਆ ਪੱਤਰ ਇਸ ਦਫਤਰ ਵਿਖੇ ਪ੍ਰਾਪਤ  
ਹੋ ਗਿਆ ਸੀ। ਪੱਤਰ ਠਾਠ ਭੇਜੇ ਗਏ ਦਸਤਾਵੇਜ਼ / ਪੈਨਲ ਨੂੰ ਟੈਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਲਈ  
ਮਹਿਕਮੇ ਦੇ ਉਚ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਭੇਜਿਆ ਗਿਆ ਸੀ ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮੁਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,  
ਪੰਜਾਬ ਜੀ ਪਾਸੋਂ ਪ੍ਰਾਪਤ ਹੋ ਗਈ ਹੈ। ਆਪ ਵਲੋਂ ਨਕਲੀਆਂ ਸਬੰਧੀ ਸਕਰੂਟਨੀ ਫੀਸ ਦਾ ਡਰਾਫਟ  
ਨੰਬਰ 015473 ਮਿਤੀ 21.11.2006 ਇਸ ਦਫਤਰ ਵਿਖੇ ਪ੍ਰਾਪਤ ਹੋ ਗਿਆ ਹੈ। ਆਪ ਜੀ ਵਲੋਂ  
ਭੇਜੇ ਗਏ ਪੈਨਲ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਕਪੂਰਥਲਾ ਜੀ ਵਲੋਂ ਹੇਠ ਲਿਖਿਆ  
ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਦਿੱਤੀ ਗਈ ਹੈ:-

1. ਬਾਈਟ ਸਾਇਲੰਡਰੇਡ ਤੇ ਪੈਦੀ ਹੈ ਜਿਸ ਕਾਕਸ ਪੰਜਾਬ ਰਿਜ਼ਨਲ ਅਥਰਾਉ  
ਪੈਨਲਿੰਗ ਅਤੇ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ, 1995 ਦੀ ਧਾਰਾ 143 ਹੇਠ ਪ੍ਰੋਜੈਕਟ ਸਬੰਧੀ  
ਨੋਟੀਫੀਕੇਸ਼ਨ ਪ੍ਰਵਾਨਗੀ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਤੋਂ ਲਿੱਤੀ ਜਾਵੇਗੀ।
2. ਸਟੈਂਡਰਡ ਸੈਕ ਅਤੇ ਡਾਇਰੈਕਟ ਸੈਕਟੀ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਸਬੰਧਤ ਸੰਸਥਾ ਦੀ  
ਵੇਗੀ।
3. ਬਾਈਟੀ ਵਾਨ ਦੀ ਉਚਾਈ ਵੱਧ ਅਤੇ ਥਾਵਾਂ ਤੇ ਇਕਸਾਰਤਾ ਨਹੀਂ ਵਿਖਾਈ  
ਗਈ ਇਸ ਲਈ ਬਾਈਟੀ ਵਾਨ ਦੀ ਉਚਾਈ ਵੱਧ ਤੇ ਵੱਧ ਨਾ ਹੋਣ  
ਕੀਤੀ ਜਾਵੇ।



1. Amritinder Singh

No. Proj/cons-1/R.W.-01/215

27-11-06

The case for access fee has been  
submitted to PUDA vide no.

Case

2/11

1/11

4. ਤਜਵੀਜ਼ਤ ਸੜਕ ਜਿਸਤੇ ਮਾਈਟ ਪੈਦੀ ਹੈ ਮੈਕੇ ਤੇ 43 ਮੀਟਰ ਹੈ ਅਤੇ ਮਾਸਟਰ ਪਲੈਨ ਦੀਆਂ ਤਜਵੀਜ਼ਾ ਅਨੁਸਾਰ ਇਸ ਨੂੰ 60 ਮੀਟਰ ਚੌੜਾ ਕਰਨਾ ਤਜਵੀਜ਼ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸ ਨਵੀਂ ਸੜਕ 1/2 ਮੀਟਰ ਦੀ ਆਪਣੀ ਥਾਂ ਵਿਚੋਂ ਇਸ ਸੜਕ ਨੂੰ ਚੌੜਾ ਕਰਨ ਲਈ ਛੱਡੀ।
5. ਉਸਾਰੀ ਕਰਦੇ ਸਮੇਂ ਮਨਜ਼ੂਰ ਹੋਏ ਪਲੈਨ ਤੋਂ ਹਟਕੇ ਕੋਈ ਉਸਾਰੀ ਕੀਤੀ ਜਾਵੀ ਹੈ ਤਾਂ ਰੀਵਾਈਜ਼ਡ ਪ੍ਰਵਾਨਗੀ ਸਮੇਰਕਸ ਅਧਿਕਾਰੀ ਤੋਂ ਅਨੁਤ ਨਿੱਤੀ ਜਾਵੇ।
6. ਛੋਟੀਦੀ ਪ੍ਰੋਜੈਕਟ ਰੀਸ ਉਪਕੋਤ ਕਵਰਡ ਏਰੀਏ ਅਤੇ ਖਾਉਡਰੀ ਵਾਨ ਸਮੇਧੀ ਰੀਸ ਜੋ ਕਿ ਬਿਨਕਾਰ ਵਲੋਂ ਅਦਾ ਕੀਤੀ ਜਾਣੀ ਹੈ।
7. ਡਿਜ਼ਾਈਨ ਦੀ ਉਚਾਈ ਪੱਖੋਂ ਉਸਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਏਅਰਪੋਰਟ ਅਥਾਰਟੀ ਤੋਂ ਡਿ. ਓ. ਸੀ. ਨਿੱਤੀ ਜਾਵੇ।

22 ਜੇਤ ਗਿਲ

ਠੱਥੀ/ ਉਪਕੋਤ ਅਨੁਸਾਰ  
ਪਿਠ ਅਕਤ ਨੰਬਰ

ਡੀਡੀਟੀਪੀ(ਕ)

ਡਿਪਟੀ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,  
ਕਪੂਰਥਲਾ,  
ਮਿਤੀ:

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਸੀਠੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਜਲੰਧਰ ਨੂੰ ਉਨ੍ਹਾਂ ਦੇ ਇਸ ਦਫਤਰ ਵੱਲ ਪੱਤਰ ਨੰਬਰ 3113 ਸਟਪ(ਜੇ) ਡੀਪੀ(ਕ) ਮਿਤੀ 10.11.2006 ਦੇ ਹਵਾਲੇ ਵਿਚ ਸੂਚਨਾ ਹਿਤ ਭੇਜਿਆ ਜਾਦਾ ਹੈਜੀ।

ਠੱਥੀ/ ਉਪਕੋਤ

ਡਿਪਟੀ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,  
ਕਪੂਰਥਲਾ,

ਪਿਠ ਅਕਤ ਨੰਬਰ

ਡੀਡੀਟੀਪੀ(ਕ)

ਮਿਤੀ:

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਮੁਖਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਉਨ੍ਹਾਂ ਵੱਲ ਸੀਠੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਜਲੰਧਰ ਦੇ ਪਿਠ ਅਕਤ ਨੰਬਰ 3114 ਸਟਪ(ਜੇ) ਡੀਪੀ(ਕ) ਮਿਤੀ 10.11.2006 ਦੇ ਹਵਾਲੇ ਵਿਚ ਸੂਚਨਾ ਹਿਤ ਭੇਜਿਆ ਜਾਦਾ ਹੈਜੀ।

ਠੱਥੀ/

ਡਿਪਟੀ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,  
ਕਪੂਰਥਲਾ,



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Annexure B

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Comments on the letter no. IVRCL/PMC/PTU/CM/2006-07/7276 dt. 20<sup>th</sup> November 2006, received from Mr. M S Rao GM (P), IVRCL I&P Ltd. New Delhi regarding Time Extension in annotated form.

Subject :- CONSTRUCTION OF WING A, B & C AT PTU SITE ON JALANDHAR-KAPURTHALA HIGHWAY (CIVIL, ELECTRICAL & PH WORKS) REQUEST FOR EXTENSION OF TIME.

- |  |  |
|--|--|
| 1. Please refer LOI No-PTU/Cons/001/378-380, dated 20 <sup>th</sup> January 2006.  | Reference of Letter of Intent is correctly mentioned.  |
| 2. The above project was awarded to us vide LOA cited under reference I above, with a contract period of 18 months for Wing A, B & Core and 10 months for Wing C from the date of commencement i.e. from 31 <sup>st</sup> January 2006. Immediately after the award of work, with right earnest, we had mobilized all the required resources so as to complete the work well within the Contract Period. However, due to some unforeseen circumstances and certain reasons beyond our control, the construction could not be completed as planned. In this connection we would like to put forward the following, explaining the major reasons; which are beyond our control, for the delays in achieving the scheduled targets to complete the project. We would request your good self to review the same & consider us a suitable & reasonable grant of extension of time to complete the balance work of the project smoothly & successfully within the extended time frame. | Only explanatory and thus needs no comments.   |
| 3. <u>DELAY IN RECEIPT OF "RELEASED FOR CONSTRUCTION FOUNDATION DRAWINGS"</u>  | Excavation & layout Drawing was issued on 01.03.06 i.e. within one month of stipulated date of commencement. In this one |



The date of commencement of work was 31<sup>st</sup> Jan 2006, 20 with a time limit of 10 months for completion of wing C (G+3 floors). However, in spite of your best efforts, drawings for layout and excavation work could not be issued to us, in time. We received the excavation and layout drawings on 01-03-2006. The commencement of work got delayed by 30 days.

month period mobilization was to be completed. However the agency could only mobilize it self partly in this period. They were not in a position to mark the layout and start excavation on the basis of tender drawings. As recorded in the MB layout was completed on 06.03.06 and ground levels recorded. Thus there is no delay on account of issue of drawings.

4. SUSPENSION OF WORK DUE TO REVISION OF ABOVE FOUNDATION DRAWINGS:

The excavation work for the construction of raft foundation and basement started in full swing on the receipt of drawing No PTU/ST/S-01 issued vide letter No PTU/Const/030/1136 dated 01-03-2006 (copy enclosed). After excavation, the site/soil condition was further examined in detail by the Structural Engineers of the consultant. Keeping the safety and structural stability of Wing "A", "B" & "C" in View, the released Construction Drawings were revised by increasing the depth of foundations. The revised set of Construction Drawing No PTU/ST/S-01 Revision I for excavation was issued to us vide letter No PTU/Const/Drg.- RS-01/1277-1279 dated 10-03-2006 (copy enclosed). In spite of our best effort, we could not give the final finishes to the excavated portion due to the above revision of drawings i.e increasing the depth of foundation and as a result of this, we were forced to suspend PCC and RCC work in foundations. The complete activities for construction of

Revised drawing was issued just after three days of start of excavation. There is no delay on account of revision of drawing.

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foundation and basement of Wing "A", "B" & "C" got delayed by another 15 days. Hence, there was an initial delay of around three months due to which we lost a valuable dry working period before on set of monsoon, which is definitely not attributable to IVRCL, thus warranting additional time for execution.

5. **UNPRECEDENTED RAINS:**

Due to change in climatic conditions in the Northern Region, there had been unprecedented heavy showers in Jalandhar during July/Aug 2006. After a long spell of time, very unusual and unpredictable heavy showers were experienced in Jalandhar. These types of showers were not seen in the past 50 years. We had deployed maximum resources to complete the massive concreting work of 5225 cum for the construction of raft foundation and basement. Due to initial delay of two months as mentioned above, the original scheduled activities got shifted to monsoon period. This shifting of two months and occurrence of early monsoon, which were not at all envisaged, have resulted into cascading delay in subsequent activities and into a situation where in, even after our best effort, we could not maintain the schedule due to repeated flooding of excavated pit & trenches due to heavy rain leading to earth cave-in / side collapses on reinforcement ready for concrete.

There had not been any unprecedented rains. Work was awarded well before the on set of rainy season. Agency could come out of foundations and thus could avoid effect of rains. Since they did not succeed they had to undergo all the process for which they are responsible.

6. Had the final drawings, "good for construction," been issued in time, we would have completed the

Covered in the comments under Sr. No. 5 above.

substantial part of foundation work and would have been in comfortable stage during the monsoon period. Due to these reasons beyond our control, the complete project schedule was affected unexpectedly & resulted in setback by around another 60 days, warranting requirement of additional time for execution.

7. **POWER SUPPLY:** For supply of Electrical Power for our construction activities, we approached PSEB number of times to provide us with power connection on payment basis. But it is our unfortunate that PSEB showed their inability to provide us the power connection due to acute shortage of power in Punjab. Since there was no other alternative left with us, finally we proceeded with the procurement of three DG sets of 30 KVA, 62.5 KVA and 125 KVA, which took considerable time in arranging the same. This has also affected the desired rate of our work progress, which was not envisaged.

IVRCL should have foreseen & investigated the power situation before hand. PTU is not responsible for it. Clause no 2.1.3 (page no. 0064) of the agreement is reproduced below:-

"The tenderer by making a tender shall mean that the tenderer has visited the site, become familiar with local conditions under which the work is to be performed, has correlated the tender's personal observations with the requirements of the proposed contract documents and has made allowances in his rates for any difficulties, site conditions etc. in carrying out the work in accordance with the specifications, conditions of contract etc. even though these may not be specifically mentioned".

8. **SHORTAGE OF MANPOWER:** Construction activities across all the stages of our country have picked up to complete the pending as well as new projects. A lot of infrastructure development is taking place around Jalandhar / Kapurthala. There is an acute shortage of manpower (skilled and unskilled) in construction industry, which was not envisaged. Labour for infrastructure development is

It should have been also foreseen and investigated before hand. PTU is not responsible for it.



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not available locally. We had to arrange the labourers from other states. This arrangement of required Manpower from other places has also negative impact in achieving the desired rate of work progress.

9. INTRICATE DETAILS: In additions to above, even after our best efforts, the execution of these structures, especially wing C, is taking more time than envisaged due to intricate details of structures. All structures of PTU have been designed as per the norms laid down for seismic zones in our country. All parameters have been considered while finalizing the architectural as well as structural aspect of the building. The design of each and every structural member is so diligently designed that one has to follow the construction activity in a sequential manner. There is hardly any scope to start the work on various fronts parallelly, since each activity has to follow one after the other. We tried our best to deploy additional resources with a view to expedite the work. However we found that the design of each part of the building is so complex that there is hardly any scope to deploy any additional resources. Keeping the structural and architectural aspects in mind, we feel that construction of Wing "C" in 10 month time itself is a very challenging task. Over & above, the problems faced by us as aforesaid is warranting requirement of additional time.

All the details were there in the drawings which are supposed to be studied by the Agency before hand.

up to 30<sup>th</sup> April 2007 for construction of Wing "C" and up to 31<sup>st</sup> December 2007 for the construction of Wing A, B & Core, without imposing any Liquidated damages.

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extension as applied is recommended in the interest of the work and in view of the following which is likely to take time:-

- a) There is no arrangement for Water Supply for which tenders are to be received on 20/12/06
- b) Tender documents for Sewerage Treatment Plant are yet to be supplied by the architects
- c) Construction of service block has just been started. Equipments like Transformers, Generators and LT panels shall be housed in this building
- d) PSEB is still processing the case of power supply. Power is not likely to be made available earlier than April 2007.

21 100% of the work has been completed by now in overall.

Time extension is to be granted by the Standing Building Construction Committee as per clause no. 6- Time schedule and delays (6.10) of the contract agreement as per Annexure - 'A'.

No. AT4/XEN/396

Dt. 18-12-06

Chief Engineer (C)

J. D. Sall

18/12/06

Executive Engineer

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Annexure - 'A'

**6 Time schedule and delays**

- 6.1 **Contract time:** The time of completion of the different blocks shall be as follows:
- a. Wing A, Wing B and Core (Basement + G + 7 floors) – 18 calendar months from the date of Commencement; and
  - b. Wing C (G + 3 floors) – 10 calendar months from the date of Commencement.
- 6.2 **Commencement of works:** The contractor shall commence performance of the work on ward of LOI.
- 6.3 Time is the essence of the contract and contractor shall undertake to complete the work within stipulated time. In the event the contractor does not complete the work the Employer shall suffer irreparable financial losses and damage which the contractor shall have to make good subject to the terms and conditions of the formal agreement.
- 6.4 The contractor shall have complete control of the works and shall effectively direct and supervise the work so as to ensure conformity with the contract documents and completion of the works within the time stipulated. He shall be solely responsible for construction means, and methods, techniques sequences and procedures and for coordinating various parts of the works, whether performed by him or by any sub – contractors.
- 6.5 The totality of this project covered by this contractor shall be completed in all respects within the stipulated time. The contract shall guarantee completion of the works within the stipulated time, or any extension thereof pursuant to general condition of contract.
- 6.6 Within 5 days of the award of the contract, the contractor shall furnish the Engineer a detailed program chart for the works, critical path analysis, procurement schedules and all related manpower and other resource schedules (using MS PERT). The schedule shall be reviewed by the Engineer, amended if necessary and approved for the implementation by the contractor.
- 6.7 The contractor shall adhere closely to the approved schedule, closely monitor progress of work, promptly report and delays and submit catch up action plans to make good such delays to the Engineer.
- 6.8 Any delays due to any reason whatsoever shall be the responsibility of the contractor and shall attract penalties.-
- 6.9 Within one fortnight of the occurrence of any of the following, which the contractor might regard as impediments in the progress of work, the contractor shall apply in writing to the Engineer for extension of time, setting out the reasons



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for delays sought to be condoned. The contractor shall not be entitled to extension of time if he fails to apply as above.

- a. Addition, alteration or substitution ordered in the work, which could have a significant time impact and issued to the contractor an official change order only.
  - b. Act of god or force majeure, i.e. a situation arising out of any occurrence totally beyond the control of the contractor, and explicitly excluding consequences of actions of the contractor or his staff or agents.
  - c. Forced closure of the works by a general political strike and unrest not related to contractor's labour of personnel.
- 6.10 The contractor's application for extension of time in any of the above circumstances shall be considered by the BOG Committee and its decision shall be final and binding.
- 6.11 The granting of any extension of time shall not entitle the contractor to claim any additional remuneration or consideration whatever for costs incurred as a result of such delays or due to cost escalation.
- 6.12 The contractor shall also be liable for all incidental costs and expenses incurred by the Employer on account of the delays including fees payable to the consultants for the entire overrun period until final completion.
- 6.13 Compensation For Delay: The time allowed for carrying out the work as entered in the Tender shall be strictly observed by the Contractor and shall be reckoned from the date on which the order to commence work is given to the Contractor. The work shall throughout the stipulated period of the Contract be proceeded with all due diligence (time being deemed to be the essence of the contract on the part of the Contractor) and the Contractor shall pay as liquidated Damages and not by way of penalty an amount, equal to one percent or such smaller amount as the Engineer may decide, on the value of accepted Tender for every week or part of a week that the work remains uncommenced or unfinished after the expiry of the completion date. And further to ensure good progress during the execution of the work the Contractor shall be bound in all cases in which the time allowed for any work exceeds one month to complete one fourth of the work before one fourth of the whole time allowed under Contract has elapsed; and one half of the work before one half of such time has elapsed and three fourth of the work before three fourth of such time has elapsed. Provided always that the entire amount of compensation to be paid under the provisions of the clause shall not exceed ten percent of the value of the accepted Tender. BOG Committee may on representation from the Contractor reduce the amount of compensation and its decision in writing shall be final.
- 6.14 The Contractor may make a representation to the BOG committee to reduce the amount of penalty and its decision in this regard shall be final. Any money due to the contractor or lying to his credit with the PTJ will be adjusted from the amount of extra expenses incurred.

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BUILDS A BETTER WORLD

PP

21-11-06

J.F.R.

for comments  
please

SH. R. S. Bhatt  
AEECC

21/11/06

IVRCL/PMC/PTU/CM/2006-07/7276  
20th November 2006.

To  
The Executive Engineer  
Ladowali Road  
Punjab Technical University  
Jalandhar - 144001  
Tel: 0181-2237305, 2453199

**Sub: -CONSTRUCTION OF WING A, B & C AT PTU SITE ON JALANDHAR -  
KAPURTHALA HIGHWAY (CIVIL, ELECTRICAL & PH WORKS)  
REQUEST FOR EXTENTION OF TIME.**

Dear Sir,

1. Please refer LOI No- PTU/CONST/001/378- 380, dated 20th January 2006.
2. The above project was awarded to us vide LOA cited under reference 1 above, with a contract period of 18 months for Wing A, B & Core and 10 months for Wing C from the date of commencement i.e. from 31<sup>st</sup> January 2006. Immediately after the award of work, with right earnest, we had mobilized all the required resources so as to complete the work well within the Contract Period. However, due to some unforeseen circumstances and certain reasons beyond our control, the construction could not be completed as planned. In this connection we would like to put forward the following, explaining the major reasons, which are beyond our control, for the delays in achieving the scheduled targets to complete the Project. We would request your goodself to review the same & consider us a suitable & reasonable grant of extension of time to complete the balance work of the Project smoothly & successfully within the extended time frame.

**IVRCL INFRASTRUCTURES & PROJECTS LTD**

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**3. DELAY IN RECEIPT OF "RELEASED FOR CONSTRUCTION FOUNDATION DRAWINGS":** The date of commencement of work was 31<sup>st</sup> Jan 2006 with a time limit of 10 months for completion of wing C (G-3 floors). However, in spite of your best efforts drawings for layout and excavation work could not be issued to us, in time. We received the excavation and layout drawings on 01-03-2006. The commencement of work got delayed by 30 days.

**4. SUSPENSION OF WORK DUE TO REVISION OF ABOVE FOUNDATION DRAWINGS:** The excavation work for the construction of raft foundation and basement started in full swing on the receipt of drawing No PTU/ST/S-01 issued vide letter No PTU/Const/030/1136 dated 01-03-2006 (copy enclosed). After excavation, the site/soil condition was further examined in detail by the Structural Engineers of the consultant. Keeping the safety and structural stability of Wing "A", "B" & "C" in view, the released Construction Drawings were revised by increasing the depth of foundations. The revised set of Construction Drawing No PTU/ST/S-01 Revision I for excavation was issued to us vide letter No PTU/Const/Drg-RSI-01/1277-1279 dated 10-03-2006 (copy enclosed). In spite of our best efforts, we could not give the final finishes to the excavated portion due to the above revision of drawings i.e. increasing the depth of foundation and as a result of this, we were forced to suspend PCC and RCC work in foundations. The complete activities for construction of foundation and basement of Wing "A", "B" & "C" got delayed by another 15 days. Hence, there was an initial delay of around **three months** due to which we lost a valuable dry working period before on set of monsoon, which is definitely not attributable to IVRCL, thus warranting additional time for execution.

**5. UNPRECEDENTED RAINS:** Due to change in climatic conditions in the Northern Region, there had been unprecedented heavy showers in Jalandhar during July/Aug 2006. After a long spell of time, very unusual and unpredictable heavy showers were experienced in Jalandhar. These types of showers were not seen in the past 50 years. We had deployed maximum resources to complete the massive concreting work of 5225 cum for the construction of raft foundation and basement. Due to initial delay of two months as mentioned above, the original scheduled activities got shifted to monsoon period. This shifting of two months and occurrence of early monsoon, which were not at all envisaged, have resulted into cascading delay in subsequent activities and into a situation where in, even after our best efforts, we could not maintain the schedule due to repeated flooding of excavated pit & trenches due to heavy rain leading to earth cave-in /side collapses on reinforcement ready for concrete.

### **IVRCL INFRASTRUCTURES & PROJECTS LTD**

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Tel.: 91-40-23343678/23343550/23348467/2345130 Fax : 91-40-23345004  
Email: [ivrcl2@hd1.vsnl.net.in](mailto:ivrcl2@hd1.vsnl.net.in) Web site: [www.ivrcl.net](http://www.ivrcl.net)





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6. Had the final drawings, good for construction, been issued in time, we would have completed the substantial part of foundation work and would have been in comfortable stage during the monsoon period. Due to these reasons beyond our control, the complete project schedule was affected unexpectedly & resulted in setback by around another 60 days, warranting requirement of additional time for execution.

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**7. POWER SUPPLY** ; For supply of Electrical Power for our construction activities, we approached PSEB number of times to provide us with power connection on payment basis. But it is our unfortunate that PSEB showed their inability to provide us the power connection due to acute shortage of power in Punjab. Since there was no other alternative left with us, finally we proceeded with the procurement of three DG sets of 30 KVA, 62.5 KVA and 125 KVA, which took considerable time in arranging the same. This has also affected the desired rate of our work progress which was not envisaged.

**SHORTAGE OF MANPOWER:** Construction activities across all the states of our country have picked up to complete the pending as well as new projects. A lot of infrastructure development is taking place around Jalandhar / Kapurthala. There is an acute shortage of manpower (skilled and unskilled) in construction industry, which was not envisaged. Labour for infrastructure development is not available locally. We had to arrange the labourers from other states. This arrangement of required Manpower from other places has also a negative impact in achieving the desired rate of work progress.

**INTRICATE DETAILS:** In additions to above, even after our best efforts, the execution of these structures, especially Wing C, is taking more time than envisaged due to intricate details of structures. All structures of PTU have been designed as per the norms laid down for seismic zones in our country. All parameters have been considered while finalizing the architectural as well as structural aspect of the building. The design of each and every structural member is so diligently designed that one has to follow the construction activity in a sequential manner. There is hardly any scope to start the work on various fronts parallelly, since each activity has to follow one after the other. We tried our best to deploy additional resources with a view to expedite the work. However we found that the design of each part of the building is so complex that there is hardly any scope to deploy any additional resources. Keeping the structural and architectural aspects in mind, we feel that construction of Wing "C" in 10 month time itself is a very challenging task. Over & above, the problems faced by us as aforesaid is warranting requirement of additional time.

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1. In light of the above said facts, as the reasons for delay are beyond our control and not attributable to us, we would request your good-self to grant us judiciously an extension of Time for 151 days i.e. up to 30<sup>th</sup> April 2007 for construction of Wing "C" and up to 1<sup>st</sup> December 2007 for the construction of Wing A, B & Core, without imposing any liquidated Damages.

Thanking you and assuring our best services at all times.

For IVRCL Infrastructures & Projects Ltd.

*[Signature]*

Mr. M S Rao  
M(P)  
ZO, IVRCL  
NEW DELHI

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DZO, Delhi

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Ref. No. PTU/Const/Eng. RSI-01/1977-1979

Date: 10/02/06..

To

M/s IVRCL, Infrastructures and Projects Ltd.  
Punjab Technical University Campus Site  
Jalandhar-Kapurthala Highway.

Dear Sir

In the excavation plan 'Architect Drawing No. PTU/ST/3-01, PTU Drawing No. S/15, approved for excavation issued by this office letter no. PTU/Const/030/1136 dated 01-03-06 levy/ 95 10 wherein mentioned may please be read as 95.00.

Yours sincerely

(Varinder Kanwar)  
Executive Engineer

CC

Sh. R.S. Bai, Assistant Executive Engineer for Information and necessary action  
✓ Sh. Naram Babu, AGM, IVRCL, Jalandhar.





**PTU** PUNJAB  
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Ref. No. P.T.U./C/030/1136

Date: 1-02-2016

To

M/s IVRCL Infrastructures and Projects Ltd.  
4/F, 8-2-680, IVRCL Towers  
Road No. 10, Banjara Hills  
Hyderabad- 500 034  
Andhra Pradesh.

Dear Sir

Two sets of following drawings are hereby issued to you.

S.No.	Drawing Title	Arch. Drawing No.	PTU Drawing No.	Status
1	Excavation Plan	PTU/ST/S-01	S/16	Approved for execution

Yours sincerely

*Varinder*  
(Varinder Kanwar)  
Executive Engineer

Encls. as above

**PUNJAB TECHNICAL UNIVERSITY, JALANDHAR**

**Subject: Minutes of the Meeting of the Committee constituted for procurement and installation of elevator in the Administration Building in the new Campus of Punjab Technical University, Jalandhar held on 13.11.06 and 14.11.06 in the office of M/s Archigroup Architects, Delhi.**

**The Following were Present:**

1. Dr. V.K. Arora Dean (Academics)
2. Sh. N.S. Bhatti (Advisor Electrical)
3. Sh. A.N. Chowdhry, Chief Engineer (Construction)
4. Sh. Rajiv Aggarwal, Architect, M/s Archigroup Architects

Sh. A.N. Chowdhry informed the committee that the Expression of interest was invited through press for pre-qualification of agencies and last date (extended) was fixed as 10.10.06. Application were received from the following four agencies.

1. M/s Omega Elevators, New Delhi;
2. M/s Orbis Elevator Co. Ahmedabad;
3. M/s Jhonsons Lifts Pvt. Ltd, New Delhi;
4. M/s Thyssenkrupp Elevators Pvt. Ltd., New Delhi.

None of the agencies who are known for their sustained reputation such as OTIS and KONE have shown any interest despite the fact that they were notified thru fax as well as telephonically. The matter was put up to the Standing Building Construction Committee in its meeting held on 31.10.06 and the committee constituted another committee mentioned in the subject cited above to contact the reputed agencies who are the principle manufactures and obtain from them most favorable price and terms and conditions after negotiating the same with them. Therefore, the committee interacted with the representative of the following firms:

1. Sh. Pawan Sharma, Engineer Sales, Kone (on 13.11.2006)
2. Sh. Kunal Behrani, Engineer - NE Sales, OTIS (on 13.11.06)
3. Sh. Vivek Mishra-Mitsubishi (on mobile no. 09810514089 on 13-11-06)
4. Sh. Uday Roy, Manager Sales, North Zone, Thyssenkrupp (on 14.11.2006)
5. Sh. Samuel T.B. Jacob, Regional Manager, Johnson Lifts Private Limited (on 14.11.2006)

**Observations of the committee are as under:**

1. All the firms stressed that the terms of payment need to be modified from the standard government terms as under:
  - a. Earnest money may be in the form of Bank Guarantee;
  - b. Secured advanced be paid @ 75% of the contract value on the receipt of goods at site on pro-rate basis.

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- c. Running payment @ 90 payment of the work be paid on installation and the balance 10% on handing over;
  - d. No security may be deducted from the running bills for which a performance guarantee @ 5% of the contract value be obtained right upto the defects liability period;
  - e. IEEMA clause should be included in the tender documents.
  - f. Rest of the conditions like completion time, legal jurisdictions, arbitration, one year warranty period are acceptable to all of them.
  - g. M/s Mitsubishi's product is 100% imported for which an LC will need to be opened by the University. Since the university has exemption from custom duty, offer of M/S Mitsubishi may be quite competitive.
2. So far as the technical specifications of different firms are concerned, they are more-or less the same and all the firms claim to be the original manufactures and have the requisite testing facilities. It is not possible to reject any Agencies on the basis of technical specifications.

On the basis of the inputs obtained from the above mentioned firms and keeping in view the sustained reputation of the Agencies regarding the quality of items and after sales service, particularly as the site is located away from the city, the committee recommends that :-

1. The following firms be pre qualified for submission of tenders:-
- a) M/S Mitsubishi
  - b) M/S OTIS
  - c) M/S KONE
2. Conditions demanded by the Agencies as per details given as per 1. (a-f) be incorporated in the tender documents