

**PUNJAB TECHNICAL UNIVERSITY**  
**JALANDHAR**

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**Minutes of the meeting of the committee constituted  
for the construction of PTU Campus.**

A meeting of the committee constituted by the BOG PTU for construction of PTU campus was held at 1130 hrs on 07-09-2005 under the Chairmanship of Sh. K. K Bhatnagar , IAS, Principal Secretary Technical Education, Punjab in his office. The following were present.

Sh. S.L.Kaushal	Chief Architect Punjab
Sh. A.N.Chowdhry	Invitee
Dr. M.S.Grewal	Registrar PTU

Leave of absence was granted to: -

Sh. Chandra Mohan  
Dr. RS.Khandpur  
Sh. N.S.Kalsi, IAS

7.1 The Registrar briefed the committee that the Chief Secretary Punjab had called a meeting on 29-8-2005 at 1200 hrs in his office to review the status of the construction project. Draft minutes of the meeting had been included in the detailed agenda circulated to the members.

7.1.1 In particular he brought to the notice of the committee that there was a change in the master plan as compared to the one discussed in the earlier meetings of the committee. He mentioned that now it had been planned to have high-rise building with basement. This was to be applicable to the office as well as residential accommodation.

7.1.2 The following decisions had been taken;

- (a) To have Basement +Ground +Seven stories for office buildings.
- (b) To have Ground +Five floors for residential accommodation except the residence of the Vice Chancellor.
- (c) To take up construction work in phases.

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- (d) To establish a construction management team, on lines similar to Pushpa Gujral Science City project, to monitor the construction work.
- (e) To complete phase-I of construction by 30 October 2006 so that the university may undertake all its operations from its own permanent buildings w.e.f this date.
- (f) Schedule of activities upto award of contract had been worked out. (This had been included in the agenda of this meeting).

7.1.3 The members deliberated on the minutes and the information. It was felt that construction of high-rise building (Basement + G+ Seven) may not be possible to be completed within a period of one year from start of construction on account of the following:

- i) Buildings more than four floors have to satisfy certain safety norms
- ii) High-rise buildings require deep foundations, which required structured work and are time consuming.
- iii) Structure of G+7 has to be strengthened which requires longer curing time.
- iv) It could be possible that for the next six months we may not be ready even with the basement of G+ 7 building.
- v) Water tanks and tile terracing have to be provided first on G+4 (roof) and later when we recommence construction these shall have to be demolished and re-constructed on 8<sup>th</sup> floor which is time consuming and not cost effective.
- vi) Continuing work on the upper floors when offices below are operational causes disturbance, spoils the building and is difficult to undertake.

7.1.4 The committee therefore recommended that construction of one building comprising of G+7 and another building of G+3 be started in the first phase with a condition in the contract that both the buildings with G+3 and G+2 of the high rise shall be completed within 11 months i.e. by 30<sup>th</sup> October 2006 and the remaining work on G+7 building must be finished within one and half year from the date of award of the contract.

7.1.5 The Chairman mentioned that since the decisions, as informed by the Registrar PTU, had been taken in a meeting held at the Chief Secretary level, it would be necessary to obtain a clearance from the Chief Secretary to construct G+3 and G+7 instead of two G+7 buildings. He also mentioned that this change would also have to be discussed with the Architect. The chief Architect, Punjab

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mentioned that it would be important to establish that the site did not lie in air traffic funnel. It was also mandatory to check if high-rise building were in order as per the divisional Town Planning department.

There after the regular agenda was taken up.

**7.2 Item No -I To work out terms and conditions of appointment of Shri. A.N. Chowdhry and other members of the Project Management team including their compensation, areas and scope of responsibilities.**

7.2.1 The committee negotiated and approved the terms and conditions of employment of Sh. A.N Chowdhry and decided as following:-

- a) Designation -Chief Engineer (Construction)
- b) To be paid Rs. 20,000/- per month (consolidated).
- c) The committee did not agree to reimburse local travel expenses as given in ( c) of travel entitlement of the agenda.
- d) The committee agreed to pay pocket allowance Rs. 600/- per day for outstation journeys. In addition boarding and lodging in a hotel as per the status of the officer shall be allowed.
- e) Local telephone calls from personal telephone to a limit of Rs. 350/- per month were acceptable.
- f) Travel by Rail-I AC./ Travel by Road -AC Taxi or by own car.(Rs. 6/- per Km) / Travel by Air Economy class as applicable was approved.

7.2.2 It was further decided that the construction cell would consist of the following for the time being:-

- i) Chief Engineer - One
- ii) Executive Engineer Civil works -One
- iii) Assistant Executive Engineer -One
- iv) Assistant Engineer (Junior Engineer) -One
- v) Material Quantity Surveyor (Draftsman) - One

7.2.3 Sh. AN Chowdhry will assist Registrar in identifying and hiring suitable personnel of the team. For any further additions, however, approval of the BOG committee would have to be taken as and when required.

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**7.3 Item No – II To evolve and identify the method of evaluation of the bids by short-listed construction companies.**

A committee of experts shall be constituted for evaluation of the bidders at the appropriate time.

**7.4 Item No-III To work out the acceptable limits for**

- a) Reward for completion of the construction work delivered / completed before the due date**
- b) Penalty for delay in completion of the work.**

- a) The committee decided against incorporating any reward for completion of construction before the due date.
- b) A penalty clause for delay in completion of work would, however, form a part of the tender.

It was further decided that:

- i) Tender documents shall provide for payment of mobilization advance of Rs. 50,00 Lac against a Bank guarantee.
- ii) Since construction period shall be short there shall be no Escalation clause in the agreement.
- iii) There shall be no provision for the prospective contractor to change the time schedule of construction defined by the committee.

**7.5 Item No- IV To specify the university authority who would authorize/make changes in the building plans and specifications.**

It was decided that the Vice Chancellor, would authorize for any changes in building plan and its specifications.

**7.6 Item No- V To undertake an inspection of the equipment of the construction contractor and assess the ability of the short-listed company to undertake the construction work as per the schedule.**

Since the companies short-listed were standard and operating at National level, it was not necessary to conduct any inspection of the equipments.

**7.7 Item No- VI To take a decision regarding all non-schedule item in the construction of PTU campus.**

The members were of the opinion that this was to be decided at the appropriate time when the construction starts.

**7.8 Item No- VII To Identify the team, who will be interfacing and interacting with the construction company and other contractors like electrical, public health, HVAC, fire safety, networking and communication security systems, etc.**

The Registrar informed the committee that Sh. Ek Onkar Singh Johal a Civil Engineer, an employee of the University had been assigned to the project to look after all the aspects. The committee took following decisions.

- a) To hire service of Sh. N.S.Bhati for all electrical works.
- b) For the other services, experts may be hired on as when required basis. Suitable terms and conditions of hire may be worked out at the University level.

**7.9 Item No- VIII To vet sign agreement with the agencies like**

- a) **Building Construction Company short listed**
- b) **Construction Maintenance Cell**

It was decided that all agreements to be executed with the contractors will be signed by the XEN. It was also decided that all such agreements shall be vetted by a legal expert specialized in award of such contracts. Two names were considered by the committee:-

- i) S. Himmat Singh Sher Gill - # 92, Sector 16-A, Chandigarh
- ii) Sh. Vinod Sharma - # 21, Sector 16-A, Chandigarh

7.10 The Chairman pointed out that since the basic concept had undergone a change, it would be appropriate if the complete picture of the project is put up to the Chairman BOG in an appropriate file and that the Architects appointed are informed accordingly.

The meeting came to an end with the vote of thanks to the Chair.

  
**Dr. M.S. Grewal**  
**Registrar**