



Er. H.P. Singh  
Executive Engineer

ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਿਟੀ ਜਲੰਧਰ  
**PTU** PUNJAB  
TECHNICAL  
UNIVERSITY

Esld. Under Punjab Technical University Act, 1996  
(Punjab Act No. 1 of 1997)

Ref No Ptuec/1972

Dated 01/08/12

**The Director,**  
Department of Technical Education and  
Industrial Training, Punjab,  
Plot No. 1, Sector-36A, Chandigarh.

**Sh. Amrit Sagar Mittal**  
CMD,  
Sonalika Tractors Ltd, Hoshiarpur.

**Dr. Nachhattar Singh,**  
Dean (P&D),  
Punjab Technical University, Jalandhar.

**Dr. Buta Singh (Special Invitee),**  
Dean (Academics),  
Punjab Technical University, Jalandhar.

**Dr. Prabhjot Kaur (Special Invitee),**  
In-charge PTU's Mohali Campus,  
C102B, Phase VII Industrial Area,  
Mohali.

**Sh. S.L. Kaushal,**  
Chief Architect, Punjab (Retd),  
2865, Sector 42-C,  
Chandigarh.

**Sh. Deepak Mittal,** Chairman, CII,  
Managing Director,  
Sonalika Tractors Ltd, Hoshiarpur.

**Dr. H. S. Bains,**  
Registrar,  
Punjab Technical University, Jalandhar.

**Sh. S. K. Mishra,**  
Director/Finance,  
Punjab Technical University, Jalandhar.

**Sh. Rajiv Aggarwal,**  
M/s Archigroup Architects,  
A-14, Sector-15, Noida-201301.

**Sub : Construction of new campuses of Punjab Technical University – 35<sup>th</sup> meeting of the Standing Building Construction Committee.**

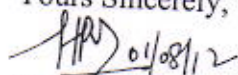
Dear Sir/Madam,

35<sup>th</sup> meeting of the Standing Building Construction Committee shall be held under the Chairmanship of Dr. R. S. Khandpur, Director General, PGSC at 1100 hours on 13.08.2012 in his office at SCO 60-61 (3<sup>rd</sup> floor), Sector 34-A, Chandigarh. Agenda and Agenda note for the meeting are enclosed.

You are requested to make it convenient to attend the meeting.

Thanking you

Yours Sincerely,



(H. P. Singh)

Executive Engineer

Dr. R. S. Khandpur, DG, PGSC, SCO 60-61, Sector 34-A, Chandigarh.

**eINDIA 2010**  
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**Punjab Technical University Jalandhar**

Kapurthala Campus : Jalandhar-Kapurthala Highway, Kapurthala.  
Mobile : 9501109042 www.ptu.ac.in E-Mail : exeptu@gmail.com



Er. H.P. Singh  
Executive Engineer

ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਿਟੀ ਜਲੰਧਰ

**PTU** PUNJAB  
TECHNICAL  
UNIVERSITY

Estd. Under Punjab Technical University Act, 1996  
(Punjab Act No. 1 of 1997)

Ref. No. Pun/tec/973

Dated 01/08/12

**Sh. A. N. Chowdhry (Special Invitee),**  
3-B, Jyoti Nagar,  
Jalandhar.

**Col. Dharminder Kumar Thakur**  
**(Special Invitee)**  
107-B, GH-II, Sikha Apartments,  
Mansa Devi Complex,  
Panchkula, Haryana

**Sh. Inderjit Kumar (Special Invitee),**  
House No. 116,  
Phase 3B/1,  
S.A.S. Nagar, Mohali.

**Sh. N. S. Bhatti (Special Invitee),**  
3040, Sector 19-D,  
Chandigarh

**Sh. P. S. Saini (Special Invitee)**  
Hospital Engineer, PGI  
H.No. 3334, Sector 24-D,  
Chandigarh

**Sub : Construction of new campuses of Punjab Technical University – 35<sup>th</sup> meeting of the Standing Building Construction Committee.**

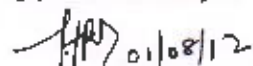
Dear Sir/Madam,

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You are requested to make it convenient to attend the meeting.

Thanking you

Yours Sincerely,



(H. P. Singh)  
Executive Engineer

Copy to : Dr. R. S. Khandpur, DG, PGSC, SCO 60-61, Sector 34-A, Chandigarh.

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## PUNJAB TECHNICAL UNIVERSITY, JALANDHAR

**Sub : Agenda for the 35<sup>th</sup> meeting of the Standing Building Construction Committee.**

- Item No. 35.1 : To confirm the Minutes of 34<sup>th</sup> meeting of Standing Building Construction Committee held on 06.06.2012.
- Item No. 35.2 : Action taken on various items discussed during previous meetings of Standing Building Construction Committee.
- Item No. 35.3 : To discuss and finalize the appointment of Consultant for Project Management Consultancy Services/Executing agency for construction of proposed new buildings at University's main campus at Jalandhar-Kapurthala Road, Kapurthala.
- Item No. 35.4 : To discuss and approve the rough cost estimate based plinth area rates of CPWD in respect of buildings (Science Block, Workshops and Boys/Girls hostel) proposed to be constructed at Punjab Institute of Technology at Mansa under Phase-I.
- Item No. 35.5 : To discuss and approve the design basis reports submitted by the Architect in respect of structural design, HVAC, Electrical, Plumbing and Fire Fighting systems of Science Block, Workshops and Boys/Girls hostel of proposed PIT at Mansa.
- Item No. 35.6 : To discuss and finalize the requirements (Design brief) of Punjab Institute of Technical Teachers Training and Research proposed to be established at Ladowali Road, Jalandhar.
- Item No. 35.7 : Any other point with the permission of the Chair.



# PUNJAB TECHNICAL UNIVERSITY, JALANDHAR

Agenda Note for the 35<sup>th</sup> meeting of the Standing Building Construction Committee.

**Item No. 35.1 :** To confirm the Minutes of 34<sup>th</sup> meeting of Standing Building Construction Committee held on 06.06.2012.

The minutes of 34<sup>th</sup> meeting of Standing Building Construction Committee held on 06.06.2012 were circulated on 11.06.2012. The minutes circulated are to be confirmed.

**Item No. 35.2 :** Action taken on various items discussed during previous meetings of Standing Building Construction Committee.

Action taken on various items discussed during previous meeting of Standing Building Construction Committee is as under:

- Based upon the decisions taken in 34<sup>th</sup> meeting of the Building Committee regarding master plan of PIT Mansa, the Architect has made the suggested modifications and the revised the master plan and the same is being presented in this meeting.
- Punjab Technical University has taken up the matter with Punjab PWD for getting the construction works done from them. The case is being discussed in the present meeting as an agenda item.
- The Architect has taken up detailed designing for the buildings (Science Block, Workshops and Boys/Girls hostel) proposed to be constructed at Punjab Institute of Technology at Mansa under Phase-I. Design basis reports submitted by the Architect in respect of structural design, HVAC, Electrical, Plumbing and Fire Fighting systems for these buildings are being discussed as an agenda item.

**Item No. 35.3 :** To discuss and finalize the appointment of Consultant for Project Management Consultancy Services/Executing agency for construction of proposed new buildings at University's main campus at Jalandhar-Kapurthala Road, Kapurthala.

In 34<sup>th</sup> meeting of the Building Committee, it was informed that Technical Bids submitted by the following agencies for appointment of 'Project Management Consultant' were opened on 20.04.2012:

- i) M/s Rites Ltd., Gurgaon.
- ii) M/s Hindustan Steel Works Construction Ltd, New Delhi.
- iii) M/s HLL Life care Ltd., Noida.
- iv) M/s Telecommunication Consultants India Ltd, New Delhi.
- v) M/s Life Insurance Corporation of India Ltd, Lucknow.
- vi) M/s National Buildings Construction Corporation Ltd, New Delhi.

After evaluation of technical bids, financial bids of three pre-qualified bidders have been opened and the rates quoted by these three agencies are as under:

- |  |                        |
|--|------------------------|
| 1. M/s HLI Life care Ltd., Noida.                                  | 3.89% of cost of works |
| 2. M/s Hindustan Steel Works Construction Ltd, New Delhi.          | 4.49% of cost of works |
| 3. M/s National Buildings Construction Corporation Ltd, New Delhi. | 4.99% of cost of works |

While discussing on the above, it was decided that possibility of entrusting the work to Punjab PWD may also be explored.

Accordingly, PTU has taken up the matter with Punjab PWD vide letter No. PTU/DP&D/SPL/16 dated 25.06.2012. In response to the same, PWD vide their letter No. 2389 dated 26.07.2012 has refused to construct buildings without levying departmental charges and for waiving off departmental charges, permission is required from Hon'ble Chief Minister, Punjab. Copies of the letters issued by PTU and received from PWD are enclosed at Annexure-A.

The matter is placed before the Committee for taking appropriate decision in this regard.

**Item No. 35.4 :** To discuss and approve the rough cost estimate based plinth area rates of CPWD in respect of buildings (Science Block, Workshops and Boys/Girls hostel) proposed to be constructed at Punjab Institute of Technology at Mansa under Phase-I.

The Architect has submitted preliminary estimated cost based upon the Plinth Area Rates of CPWD for the proposed buildings to be taken up in Phase-I at Punjab Institute of Technology at Mansa, as under:

S. No.	Building	Plinth Area (Sqm.)	Estimated Cost (In Crores of Rs)	Remraks
1	Science Block (initially to accommodate Administration and Library)	18996.0	55.31	
2	Workshop	2376.0	7.11	
3	Boys/Girls Hostel with vertical partition.	5989.0	10.66	
<b>Total</b>			<b>73.08</b>	

As directed in one of the BOG meetings, the estimates of two college buildings, one library and one seminar hall proposed to be constructed for PIT, Kapurthala were got vetted from an independent agency (Thapar University, Patiala). Accordingly, the estimates of PIT, Mansa

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were also forwarded to Thapar University, Patiala for vetting. Report from Thapar University, Patiala has been received and estimates for an amount of Rs. 78.08 Crores have been vetted by them. The estimates submitted by the Architect and report of Thapar University, Patiala is placed at Annexure B.

The matter is placed before the Standing Building Construction Committee for discussions and approval of the estimates for the above buildings of PIT, Mansa proposed to be constructed under phase-I for an amount of Rs. 78.08 Crores.

**Item No. 35.5 :** To discuss and approve the design basis reports submitted by the Architect in respect of structural design, HVAC, Electrical, Plumbing and Fire Fighting systems of Science Block, Workshops and Boys/Girls hostel of proposed PIT at Mansa.

Based upon the decision taken in previous meeting of Standing Building Construction Committee meeting, the Architect has taken up detailed designing for the buildings (Science Block, Workshops and Boys/Girls hostel) proposed to be constructed at Punjab Institute of Technology at Mansa under Phase-I. Design basis reports in respect of structural design, HVAC, Electrical, Plumbing and Fire Fighting systems for these buildings have been prepared by the Architect and are enclosed at Annexure-C.

The matter is placed before the Standing Building Construction Committee for discussions and finalization of these reports.

**Item No. 35.6 :** To discuss and finalize the requirements (Design brief) of Punjab Institute of Technical Teachers Training and Research (PITTTR) proposed to be established at Ladowali Road, Jalandhar.

Punjab Govt. has allotted 2 acres of land to Punjab Technical University at Ladowali Road, Jalandhar for establishment of Punjab Institute of Technical Teachers Training and Research (PITTTR) at Ladowali Road, Jalandhar. The requirements (design brief) based upon FAR available has been finalized between University and is placed below at Annexure-D.

The matter is placed before the Standing Building Construction Committee for discussions and approval of the above requirements.

**Item No. 35.7 :** Any other point with the permission of the Chair.

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# **ANNEXURE - A**

**Office of Chief Engineer (Buildings), Punjab**  
**PWD (B&R) Branch, Chandigarh.**

To

Dr. Nachhattar Singh Dean (P&D),  
Punjab Technical University,  
Jalandhar.

**Memo No.:2389**

**Dated: 26.07.12**

**Subject:-** Execution of PTU's works on deposit basis by Punjab PWD.

**Reference :-** Your office letter No.PTU/DP&D/SPL/16 dated 25.06.12 addressed to Secretary Public Works, Punjab, Chandigarh.

Your letter under reference was discussed with Secretary Public Works and he has refused to construct the buildings of the PTU without levying Departmental Charges as PTU is an autonomous body. For waiving off Departmental Charges permission is required from the Hon'ble C.M. Punjab as he has already waived off Departmental Charges in some other specific cases.

Other issues raised in the letter under reference can be sorted out amicably in the "Building Works Committee of PTU".

Chief Engineer (Buildings),  
Pb. PWD B&R Br.,  
Chandigarh.





ਡਾ. ਨਛੱਤਰ ਸਿੰਘ  
ਡੀਨ (ਜੇਜਨਾ ਤੇ ਵਿਕਾਸ)  
Dr. Nachhattar Singh  
Dean (P & D)

ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਿਟੀ ਜਲੰਧਰ  
**PTU** PUNJAB  
TECHNICAL  
UNIVERSITY

Ref No PTU/D.P.E.D | S.P.L/16

Dated 25-06-12

**S. Paramjit Singh Aujla,**  
Principal Secretary,  
Public Works Department, Punjab  
Sector-9, Mini Secretariat,  
Chandigarh.

**Subject : Execution of PTU's works on deposit basis by Punjab PWD.**

Dear Aujla Ji,

- 1.0 This is to inform that Punjab Technical University is in the process of establishing Punjab Institutes of Technology (PITs) at various locations in Punjab. PTU's 'Building Works Committee' discussed to get construction of buildings for these PITs from PWD, Punjab on deposit basis. University is investing funds for the common cause and development of technical education in the state of Punjab, therefore, departmental charges may not be charged to PTU.
- 2.0 Presently, construction of PIT at Jalandhar-Kapurthala Road, Kapurthala is to be taken up on immediate basis. The estimated costs for these works are Rs. 118 Crores based upon plinth area rates of CPWD. The buildings planned for this Institute are as under :-

S.No.	Buildings	No. of Floors	Covered Area (in Sq. m)
1	College building - 1	G+5	12955.80
2	College building-2	G+5	12728.79
3	Library	G+2	5904.11
4	Seminar Hall	G	339.62
5	College Building -3	G+2	3794.50
6	Administration	G+1	588.53
7	Canteen	G	68.11
8	Hostel ( 2 Nos.)	G+2	4806.90
Total			41 186.36

Buildings indicated at S.No. 5 to 8 are partially constructed.

3.0 The major works to be executed for these buildings are as under :-

- i) Civil works
- ii) Public health works
- iii) Electrical works (Internal and External)
- iv) Air Conditioning
- v) Fire Fighting & Fire protection.
- vi) Elevators.

4.0 PTU has already appointed Architect for detailed designing and preparation of plans. Building plans in respect of PIT, Kapurthala have been finalized and got approved from Chief Town Planner, Punjab. These works have been planned to be executed as per CPWD specifications. Detailed estimates for these works have been prepared as per CPWD DSR-07.


5.0 In case, you agree to execute PTU's works on no departmental charges basis, a meeting may be held to discuss the following issues:-

- i) Specifications to be followed for execution of works.
- ii) Schedule of rates to be followed for preparation of estimates etc.
- iii) Nature of work and design/drawings prepared by University's Architect.
- iv) University's involvement in award and supervision of works.
- v) Packages for invitation of tenders and no. of contractors to be engaged.
- vi) Completion periods for various buildings as some buildings are required on priority.
- vii) Quality control of works.
- viii) Clearances such as Environmental, pollution etc required for start of work.
- ix) Services connections such as Electrical, pollution clearance for STP, Gen set, etc.
- x) Payment terms between PTU and PWD.
- xi) Coordination of various works to be executed by various departments of PWD.

Depending upon your response on the above issues, the matter shall be considered in PTU's 'Building Works Committee' and thereafter by 'Board of Governors'

Thanking you and looking forward to your early response.

Yours sincerely,

  
(Dr. Nachhattar Singh)  
Dean (Planning & Development)  
& Secretary Building Works Committee

# **ANNEXURE - B**

**Dr. ManeeK Kumar**

B.E. Civil (Hons.), M. E. Str. (Hons.), Ph. D

Professor and Head

Department of Civil Engineering

Tel: 0175-2393354, Fax: 0175-2393361, 2393020

E-mail: maneeK@thapar.edu, maneeK2k@yahoo.com



(Declared as Deemed-to-be-University u/s 3 of the UGC Act, 1956)

Thapar Technology Campus, Post Box No. 32

Patiala 147 004 Punjab India

Fax : +91-175-2364498, 2393005

URL : www.thapar.edu

504/2/81  
Ref No CED/516/  
Dated: July 24, 2012  
50

Mr. H.P Singh

Executive Engineer

Punjab Technical University

Kapurthala.

**Sub: - Checking of Plinth Area estimate for construction of Science Block, Workshops and Hostel at PTU's Punjab Institute of Technology Campus at Mansa.**

This has reference to you letter no. PTU/CC/791 Dated 28.06.2012 on the above subject: It has been checked as per the CPWD Plinth area rates and the total estimated cost along with some observations for different buildings / components are as follows:-

- 1) **Junior Wing and Engg. College Block:-** On the basis of Plinth area calculations, total cost for this block after vetting comes out to be Rs. 631,338,419.00 instead of Rs. 549,049,450.62 as per the given preliminary cost estimate. Hence there is a difference of around Rs.82, 288,968.40 for this block.
  - 2) **Workshop:-** The estimated cost on plinth area rate basis is Rs. 69,184,283 & is in order with the given preliminary estimate.
  - 3) **Hostels:-** The estimated cost on plinth area rate basis is Rs. 106,433,237.53 & is in order with the given preliminary estimate. But while calculating this hostel total cost, for R.C.C. Framed Structure (up to six storeys) with floor height of 3.35m, rate taken was Rs 9100 per sq.m but this rate of Rs. 9100 per sq.m is for floor height of 2.90m, as per CPWD plinth area rates.
  - 4) The Plinth area of the buildings/components taken is generally in order but however accuracy for exact plinth area lies with the architect as there are slight variations in the additional area calculations in all the blocks.
- Assuring you our best attention at all times.  
With kind Regards

Yours Sincerely

  
(MANEEK KUMAR) 27/7/12

**Dr. Maneek Kumar**

B.E. Civil (Hons.), M. E. Str. (Hons.), Ph. D

Professor and Head

Department of Civil Engineering

Tel: 0175-2393354, Fax: 0175-2393361, 2393020

E-mail: maneek@thapar.edu, maneek2k@yahoo.com



(Declared as Deemed-to-be-University urs 3 of the UGC Act, 1956)

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Patiala 147 004 Punjab India

Fax : +91-175-2364498, 2393005

URL : www.thapar.edu

Ref No CED/52/2/16  
Dated: July 30, 2012

Mr. H.P Singh

Executive Engineer

Punjab Technical University

Kapurthala.

**Sub: - Re-Checking of Plinth Area estimate for construction of Science Block, Workshops and Hostel at PTU's Punjab Institute of Technology Campus at Mansa.**

This has reference to you letter no. PTU/CC/791 Dated 28.06.2012 on the above subject.

**It has been checked again after the first vetting report (given on July 24, 2012) findings have been incorporated by the architect.**

1) **Junior Wing and Engg. College Block:** - On the basis of Plinth area calculations, total cost for this block after vetting comes out to be Rs. 603,850,277.66.

2) **Workshop:** - The estimated cost on plinth area rate basis is Rs. 69,184,283 & is in order with the given preliminary estimate.

3) **Hostels:** - The estimated cost on plinth area rate basis is Rs. 107,789,777.74 & is in order with the given revised preliminary estimate.

4) **The total estimated cost for all the buildings/components comes out to be Rs. 780,824,339.00**

4) The Plinth area of the buildings/components taken is generally in order but however accuracy for exact plinth area lies with the architect as there are slight variations in the additional area calculations in all the blocks.

Assuring you our best attention at all times.

With kind Regards

Yours Sincerely

A handwritten signature in black ink that reads 'Maneek' with a flourish at the end.  
(MANEEK KUMAR)

30/7/12