



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. Pu/ee/1012

Dated 16.08.12

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.

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

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

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

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.

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

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

Sh. Rajneesh Sachdeva,
Registrar, PIT, Kapurthala.

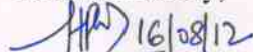
Sub : Construction of new campuses of Punjab Technical University – 35th meeting of the Standing Building Construction Committee.

Dear Sir/Madam,

Please find enclosed herewith minutes of the above said meeting for kind information and further necessary action please. Comments, if any, may please be forwarded within 10 days of issue of this letter.

Thanking you

Yours Sincerely,



(H. P. Singh)
Executive Engineer

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Punjab Technical University Jalandhar

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PUNJAB TECHNICAL UNIVERSITY, JALANDHAR

Minutes of the 35th Meeting of the Standing Building Construction Committee held on 13.08.2012 under the Chairmanship of Dr. R. S. Khandpur, Director General, PGSC in his office at Chandigarh.

Following were present in the meeting:

1. Dr. Nachhattar Singh, Dean (P&D)
 2. Dr. Buta Singh, Dean/Academics
 3. Dr. H. S. Bains, Registrar,
 4. Dr. Prabhjot Kaur, officiating Director, Mohali Campus
 5. Sh. S. K. Mishra, Director/Finance,
 6. Sh. Rajneesh Sachdeva, Registrar, PIT, Kapurthala
 7. Sh. H. P. Singh, Executive Engineer.
- } PTU
8. Sh. A. N. Chowdhry, Chief Engineer, PWD (Retd)
 9. Col. Dharminder Kumar Thakur, F.F. Expert
10. Sh. Rajiv Aggarwal,
 11. Sh. Nitin Goel
 12. Ms Prema Sharma,
 13. Sh. Mousin Ahmed Siddiqui, Electrical Expert,
 14. Sh. Praveen Kumar Jha, Plumbing and F.F. Expert
- } Archigroup Architects

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

The minutes of 34th meeting of Standing Building Construction Committee held on 06.06.2012 were confirmed.

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

Executive Engineer, PTU gave details of action taken on various items discussed during previous meeting of Standing Building Construction Committee which are as under:

- Based upon the decisions taken in 34th meeting of the Building Committee regarding master plan of PIT Mansa, the Architect has made the suggested modifications and the revised master plan has been finalized.
- 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 a separate 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 report submitted by the Architect in respect of structural design, HVAC, Electrical, Plumbing and Fire Fighting systems for these buildings are detailed out as separate agenda item.

The Committee noted the action taken on the various items.



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.

Executive Engineer, PTU informed the committee that Punjab Technical University has requested Principal Secretary, PWD for taking up the construction of proposed new buildings at University's main campus at Jalandhar-Kapurthala Road, Kapurthala vide letter dated 25.06.2012 without levying departmental charges. Some issues pertaining to the construction were also raised in this letter. To discuss and finalize the various issues raised in the said letter, Chief Engineer, PWD Sh. Ram Pal alongwith his team attended the meeting. After detailed discussions on these issues by the committee with the Chief Engineer, PWD, the following has been agreed and finalized:

S. No.	Issue raised by PTU	Agreed between the Committee and PWD
1	Specifications to be followed for execution of works as PTU has already finalized its design, drawings and estimates as per CPWD Specifications.	It was informed by CE, PWD that they are following Punjab PWD specifications for execution of works. However, if required by PTU, they can execute the works as per CPWD specifications. It was decided that these works shall be executed as per CPWD specifications.
2	Schedule of rates to be followed for preparation of estimates etc as PTU has already finalized its estimates as per DSR-2007 of CPWD.	It was agreed that DSR-2007 will be followed for this work.
3	Nature of work and design/drawings prepared by University's Architect.	It was decided that the works will be executed as per design and drawings prepared by PTU's Architect. However, PWD will get the design re-checked. The same was agreed.
4	University's involvement in award and supervision of works.	PWD will be wholly responsible for award and supervision of works.
5	Packages for invitation of tenders and no. of contractors to be engaged.	As the works are to be executed by PWD, packages as deemed fit shall be decided by them.
6	Completion periods for various buildings as some buildings are required on priority.	Completion periods for the various works shall be finalized by PWD in consultation with PTU.
7	Quality control of works.	This will be the responsibility of PWD.

8	Clearances such as Environmental, pollution etc required for start of work.	Clearances required for start of work shall be taken by PTU.
9	Services connections such as Electrical, pollution clearance for STP, Gen set, etc.	PWD shall arrange all service connections and clearances for making the buildings operational.
10	Payment terms between PTU and PWD.	Payments shall be made in instalments as per the requirements with mutual consultations.
11	Coordination of various works to be executed by various departments of PWD.	Chief Engineer, PWD will be the nodal officer for coordination of works to be executed by various departments of the Government. It was decided that works such as public health, internal electrical etc. will be included in one package for invitation of tenders so that inter dependency of various contractors is avoided.

Chief Engineer, PWD showed his inability to waive off the departmental charges as the same is within the powers of Hon'ble Chief Minister, Punjab.

In view of the above, the committee recommends that in case the departmental charges are waived off by PWD, the works may be got executed from Punjab PWD on the above agreed terms and conditions, otherwise, Project Management Consultant as per earlier invited bids may be appointed.

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 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 submitted by the Architect was sent to Thapar University, Patiala for vetting. Thapar University, Patiala has vetted the estimate for an amount of Rs. 78.08 Crores.

The above vetted estimate was placed before the Standing Building Construction Committee for discussions and approval.

While having discussions on this estimate, it was pointed out by one of the members that extra amount taken in the estimate towards additional height beyond 3.65m and larger module over 35 Sqm. may be re-examined. Architect clarified that additional height (beyond 3.65m) has been taken in the estimate only for double height area and not for all the area. However, estimate by excluding extra cost on modules over 35 Sqm. (wherever not required) has been revised to Rs. 77.53 Crores.

Based upon the above, the committee recommends approval of estimate for buildings (Science Block, Workshops and Boys/Girls hostel) proposed to be constructed at Punjab Institute of Technology at Mansa under Phase-I for Rs. 77.53 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.**

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 were discussed in detail and the same has been approved subjected to following amendments:

i. Electrical Works:

In total three transformers, including one standby, of capacity 800 KVA each shall be provided. There will be only one sub-station for main campus and hostels.

Two DG sets of capacity 250 KVA shall be provided. All load except air-conditioning shall be connected to DG set.

ii. Public Health and water supply works:

RO treated water shall be supplied to all areas, for which RO treatment plant of suitable capacity may be included in the scope of work.

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.**

The requirements (Design brief) of Punjab Institute of Technical Teachers Training and Research (PITTTR) proposed to be established at Ladowali Road, Jalandhar were discussed in detail and requirements presented in the meeting are approved subject to following changes:

A. Instructional Area:

Seminar hall/Convention hall capacity should be kept for 150 students in place of 300 students proposed.

Meeting hall capacity should be kept for 60 students in place of 50 students.

B. Faculty Area:

Conference room may be omitted as meeting hall proposed in Instructional area will be used for this purpose.

The Architect was advised to start the detailed planning of this institute.

Following additional items were discussed with the permission of the Chair:

Item No. 35.7 : Preparation of Plans for proposed Punjab Institute of Technology at Nandgarh (Bathinda).

Registrar, PTU pointed that preparation of plans for PIT, Nandgarh should be taken up on priority. However, it was informed by EE/PTU that approved design brief/requirements is yet to be received and without which preparation of plans cannot be taken up. Registrar, PTU was requested to provide design brief/requirements for this institute at the earliest.

Item No. 35.8 : To finalize the capacity of DG set proposed to be installed at PIT, Kapurthala (existing campus).

After detailed discussions and deliberation, it was decided that all load except air-conditioning shall be connected to DG set. The capacity of DG set may be worked out accordingly.

Architect was requested to visit this campus to examine whether the electric wiring already done for air-conditioners is separate from balance wiring. In case, this is not done earlier, the same may also be included in the estimate.

Item No. 35.9 : Change of Land Use in respect of land allotted to the University for establishment of PIT at Mansa.

It was informed by EE/PTU that University is facing lot of difficulties in getting change of land use (CLU) in respect of land allotted to the University for establishment of PIT at Mansa, being the Dera land and taken on lease.

By noting all the facts in this regard, the committee recommends:

1. University should avoid taking lands on lease. Mutation of lands should preferably be in the name of the University.
2. No construction work should be taken up till all the required formalities such as CLU etc. are completed.

The meeting ended with thanks to the chair.

