



Er. H.P. Singh  
Executive Engineer

ਪੰਜਾਬ ਟੈਕਨੀਕਲ ਯੂਨੀਵਰਸਿਟੀ ਜਲੰਧਰ

**PTU** PUNJAB  
TECHNICAL  
UNIVERSITY

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Dated 08.02.2013.

**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,**  
Director, PITTR,  
Punjab Technical University, Jalandhar.

**Dr. J. S. Hundal,**  
Campus Director, GZS PTU CET,  
Bathinda.

**Dr. D. S. Sidhu,**  
Registrar, PIT Nandgarh,  
GZS PTU CET, Bathinda.

**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.

**Sh. A. N. Chowdhry,**  
3-B, Jyoti Nagar,  
Jalandhar.

**Dr. G. S. Bath,**  
Registrar, GZS PTU CET,  
Bathinda.

**Ar. Ranjit Kaur,**  
Associate Professor, GZS PTU CET,  
Bathinda.

**Sub : Construction of new campuses of Punjab Technical University – 37<sup>th</sup> 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

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

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## PUNJAB TECHNICAL UNIVERSITY, JALANDHAR

Minutes of the 37<sup>th</sup> Meeting of the Standing Building Construction Committee held on 30.01.2013 under the Chairmanship of Dr. R. S. Khandpur, Director General, PGSC at PTU's Mohali Campus.

Committee is thankful to Hon'ble Vice Chancellor, PTU, who spared his valuable time and attended the meeting.

Following were present in the meeting:

1. Sh. S. L. Kaushal, Chief Architect, Punjab (Retd),
2. Sh. A. N. Chowdhry, Chief Engineer, PWD (Retd)
3. Dr. H. S. Bains, Registrar, } PTU main campus
4. Sh. H. P. Singh, Executive Engineer. }
5. Dr. J. S. Hundal, Campus Director, } GZS PTU Bathinda campus
6. Dr. G. S. Bath, Registrar, }
7. Dr. D. S. Sidhu, Registrar, PIT, Nandgarh }
8. Ar. Ranjit Kaur, Associate Professor }
9. Ar. Ripudaman Singh, Associate Professor }
10. Ar. Avinash Singh, Assistant Professor, }
11. Ar. Harmandeep Kaur, Assistant Professor }
12. Sh. Rajiv Aggarwal, } Archigroup Architects
13. Sh. Nitin Goel }
14. Ms. Prema Sharma }

**Item No. 37.1 :** To confirm the Minutes of 36<sup>th</sup> meeting of Standing Building Construction Committee held on 23.10.2012.

The minutes of 36<sup>th</sup> meeting of Standing Building Construction Committee held on 23.10.2012 were confirmed by all the members.

**Item No. 37.2 :** Action taken on various items discussed during previous meetings of Standing Building Construction Committee.

It was informed by Executive Engineer that following actions have been taken on various items discussed during previous meeting of Standing Building Construction Committee:

- Based upon the discussions held in 36<sup>th</sup> meeting of Standing Building Construction Committee, the Architect has revised the plans for Punjab, Institute of Technical Teachers Training and Research (PITTTR) proposed to be established at Ladowali Road, Jalandhar and the same are being presented in this meeting.



- Based upon the discussions held in previous meeting of Standing Building Construction Committee, the Architect has prepared estimate based upon plinth area rates of CPWD for proposed buildings for Punjab Institute of Technology at Nandgarh, Bathinda and the same is to be discussed in the present meeting.
- The conceptual plans for proposed Administrative Block, Student Centre, Auditorium and Hostel buildings at GZS PTU CET, Bathinda Campus have been prepared by the faculty of this campus and the same are being presented as an agenda item.

**Item No. 37.3 :** **To discuss and finalize the plans of Punjab Institute of Technical Teachers Training and Research (PITTTR) proposed to be established at Ladowali Road, Jalandhar.**

Based upon the amendments suggested by the committee in 36<sup>th</sup> meeting of Standing Building Construction Committee, the revised plans prepared for Punjab Institute of Technical Teachers Training and Research (PITTTR) proposed to be established at Ladowali Road, Jalandhar were presented by the Architect in the meeting. After discussions and deliberations, committee approved the plans with following amendments:-

1. Out of the various options presented for the layout of hostel rooms with attached toilets, option-II is approved.
2. Only 4'-6" area around badminton courts to be paved and balance area should be kept as green.

Architect was advised to go ahead with detailed designing and estimation for this institute:

**Item No. 37.4 :** **To discuss and approve the rough cost estimate of proposed buildings for Punjab Institute of Technology at Nandgarh, Bathinda**

The rough cost estimate based upon plinth area rates of CPWD prepared by the Architect and vetted by Thapar University, Patiala for an amount of Rs. 3043.14 lacs for the proposed buildings for Punjab Institute of Technology at Nandgarh, Bathinda was approved by the committee.

**Item No. 37.5:** **To discuss and finalize the plans of proposed Administrative Block, Student Centre, Auditorium and Hostel buildings at GZS PTU CET, Bathinda Campus.**

The master plan and plans of various proposed buildings at GZS PTU CET, Bathinda campus were presented by the faculty members of this campus. After lot of discussions and deliberations, the committee has taken the following decisions:

**1. Master Plan:**

The master plan presented was approved.

## 2. Student Centre:

The plans presented for the Student Centre were approved with following amendments:

1. The sizes of the toilets provided are not sufficient by considering the size of the student centre. There number may be appropriately enhanced. It was also suggested that toilets may also be provided on the ground floor and first floor of the building.
2. The ventilation and natural lighting for the kitchen is not sufficient. The kitchen area may be redesigned.

## 3. Boys Hostel:

The plans presented for the Boys Hostel were approved with following amendments:

1. One additional entrance to the hostel should be provided.
2. Toilets and Bathing areas to be separated.
3. No. of toilets and bath rooms provided are not sufficient by considering the size of the hostel. The same should be increased as per norms.
4. Staircase area near main entrance should be increased.
5. Kitchen and dinning area should be revised based upon the codal provisions.
6. Atleast one staircase should be enclosed as per fire safety norms.
7. All the lifts should be provided at one location only.
8. Core area should be redesigned.

## 4. Administrative Building:

Committee suggested that

1. Multi-purpose hall proposed in this building should be shifted to Auditorium complex.
2. No academic/student related activities should be planned in this building.
3. This building should be planned as a pure administrative building.

Based upon the above suggestions, committee advised to revise the plans and present the same in the next meeting.





## 5. Auditorium:

The capacity of the auditorium in the plans presented was of 1350 persons. Committee suggested that a detailed study should be conducted by the campus based upon its internal utility, frequency of usage and its potential for hiring by outside parties, etc. and work out the optimum capacity required for the auditorium. Committee also suggested that before proceeding further, approval of capacity and tentative cost of the auditorium may be got approved from the BOG through Building Committee.

Committee agreed that rough cost estimates for Student Centre and Boys Hostel may be got prepared from Punjab PWD and the same is put up in the next meeting of the Finance committee of PTU for financial sanction.

### Agenda Item (Table item) discussed with the permission of the Chair:-

**Item No. 37.6: To discuss and approve the revised cost of Girls Hostel being constructed by Punjab PWD at GZS PTU CET, Bathinda Campus.**

- Dr. Hundal, Campus Director informed that construction of Girls hostel is being executed by PWD on deposit basis. All activities related to the construction such as preparation of estimates, invitation of tenders, execution, supervision, payments etc. are being done by PWD.
- Estimate amounting to Rs. 241.77 lacs submitted by PWD for construction of two storey (Ground and First floor) of Girls Hostel was approved in 9<sup>th</sup> meeting of Building Works Committee of Giani Zail Singh College of Engg. & Technology, Bathinda held on 26.05.2011 under agenda item no. 9.4 and the same was approved in the 32<sup>nd</sup> meeting of Finance Committee vide item no. 32.11.
- Further, the estimate submitted by PWD for construction of 2nd floor of this hostel for Rs. 120.0 lacs was approved in 36<sup>th</sup> meeting of the Standing Building Construction Committee of PTU held on 23.10.2012 under agenda item no. 36.8.1 and the same was approved by the Finance Committee on dated 15.11.2012. Thus, in total, the estimates sanctioned for this work is of Rs. 361.77 lacs.
- It was further informed that Executive Engineer PWD (B&R) has submitted a detailed estimate for this work for an amount of Rs. 503.91 lacs (increase of Rs. 142.14 lacs i.e. 39.29%) alongwith some explanations for the increased amount. The cost per square feet with the revised cost works out to be Rs. 1441/-.

Based upon the discussions held with Executive Engineer/PWD Bathinda, following facts were brought to the notice of the committee by Executive Engineer/PTU:

- The estimate sanctioned for an amount of Rs. 241.77 lacs in year 2011 is based on Punjab PWD plinth area rates as prevailing in year 2006. No detailed estimate was prepared by PWD for this work at that time as detailed design/drawings were not finalized at that time.
- At the time of invitation of the tenders by PWD for engagement of contractor for this work in year 2011, prevailing rates (year 2011) of CSR were taken in the tender document which are about 40% higher than the rates prevailing in 2006 i.e. the rates included in the tender were about 40% higher than the rates included in the sanctioned estimate. Since, no detailed estimate/quantities were prepared by PWD till the time of



invitation of tenders, quantities included in the tender were so adjusted/reduced by PWD that total amount of estimated cost included in the tender remains within the sanctioned estimate. Thus, by following the above procedure wherein the sanctioned estimate is based upon the rates of year 2006, rates included in the tender are the prevailing rates (year 2011) and to keep the total estimated cost within the sanctioned, quantities included in the tender were substantially reduced by PWD than actually required to be executed. Thus, the accepted rates of the contractor are higher than the sanctioned rates.

- Now, PWD has prepared a detailed estimate wherein actual quantities to be executed have been included and accepted rates of the contractor have been taken. The quantities included in the detailed estimate are much higher than the quantities included in the tender on account of the facts that deliberately lesser quantities were taken while invitation and finalization of tenders.
- It was brought to the notice of the committee by Registrar/Bathinda campus that while detailed designing of the building, there has been increase in the depth of foundations than that considered in the estimate. Some minor additions/alternations such as addition of balconies, specifications for floorings have been done at college level, approval for which has been granted by Campus Director.

By considering all the above factors, there has been increase in the cost of the works by about Rs. 142 lacs.

Campus Director and Registrar of GZS PTU CET Bathinda confirmed that the revised estimate and explanation submitted by Punjab PWD is in order and the revised estimate may be considered for approval.

By examining all the facts explained above, committee is of the view that above procedure followed by GZS PTU Bathinda campus and PWD is not appropriate and advised that, in future, tenders should not be invited without preparation and approval of detailed estimate. However, by looking at the urgency and present status of the work, committee ratifies and approves the revised estimate for an amount of Rs. 503.91 lacs, as a special case.

The meeting ended with thanks to the chair.

