

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

Ref. No. IKGPTU/CC/ 7854

Dated: 28-06-2019

Dean (P&EP),
IKG Punjab Technical University, Jalandhar.

The Registrar,
IKG Punjab Technical University, Jalandhar.

The Director,
IKG Punjab Institute of Technology, Khurimajra.

The Finance Officer,
IKG Punjab Technical University, Jalandhar.

The Chief Engineer, PWD (Central)
Nirman Bhawan, DAC, Nabha Road, Patiala.

The Chief Architect, Punjab
SCO 149-152, Sector 17-C, Chandigarh.

The Chief Executive,
Punjab Energy Development Agency,
Plot No. 1 & 2, Sector 33-D, Chandigarh.

**Sub: 55th meeting of the Standing Building Construction Committee of I K
Gujral Punjab Technical University.**

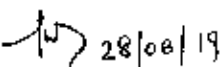
Dear Sir/Madam,

55th meeting of the Standing Building Construction Committee of I K Gujral Punjab Technical University (IKG PTU) shall be held under the Chairmanship of Prof. (Dr.) Ajay Kumar Sharma, Vice Chancellor, IKG PTU at 1130 hours on 04.07.2019 at IKG PTU's main campus, Jalandhar-Kapurthala Road, Kapurthala. Agenda for the meeting is enclosed.

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

Thanking you

Yours Sincerely,


(H. P. Singh)
Executive Engineer

Copy to : 1. In-charge VC Secretariat - for kind information of Hon'ble VC.
2. M/s Archigroup Architects, Noida.

**AGENDA FOR 55th MEETING OF
STANDING BUILDING CONSTRUCTION COMMITTEE**

- Item No. 55.1 : To confirm the minutes of 54th meeting of Standing Building Construction Committee held on 25.04.2019.
- Item No. 55.2 : Action taken on various items discussed during 54th meeting of Standing Building Construction Committee.
- Item No. 55.3 : To review the progress of construction works being executed by PWD.
- Item No. 55.4 : To consider and approve the revised floor plans, site layout plan and rough cost estimates for various type of residences proposed to be constructed at University's main campus, Kapurthala.
- Item No. 55.5 : To consider and approve the estimates of providing dry stone cladding in place of wet cladding for new buildings proposed to be constructed at University's main campus, Kapurthala.
- Item No. 55.6 : Any other item with the permission of chair.



Item No. 55.1 : To confirm the minutes of 54th meeting of Standing Building Construction Committee held on 25.04.2019.

The minutes of 54th meeting of Standing Building Construction Committee held on 25.04.2019 were circulated on 01.05.2019 (Placed at Annexure-A). No comments have been received from any member. The minutes circulated may be confirmed.



Item No. 55.2 : Action taken on various items discussed during 54th meeting of Standing Building Construction Committee.

The actions taken on various items discussed during 54th meeting of Standing Building Construction Committee are as under:

i) Item No. 54.1 : To confirm the minutes of 53rd meeting of Standing Building Construction Committee held on 11.10.2018.

Committee Decision : The committee confirmed the minutes of 53rd meeting of Standing Building Construction Committee.

Action taken : No action required.

ii) Item No. 54.2 : Action taken on various items discussed during 53rd meeting of Standing Building Construction Committee.

Committee Decision : Executive Engineer, IKG PTU informed the committee about the actions taken on various items discussed during 52nd meeting of the committee.

Action Taken : No action required.

iii) Item No. 54.3 : To review the progress of construction works being executed by PWD.

Committee Decision :

Main campus, Kapurthala:

Committee noted that there have been delays in completion of various works. It was informed by PWD that works of College Buildings I, II, III, library, seminar hall, Hostels (near College building –III) and new Boys hostel (200 rooms) have been completed and the works of girls and married student hostels, external development and auditorium are in progress. It was explained by PWD that there has been delays in completion of works on account of demonetization, change in mining policy/non availability of key aggregates, implementation of GST etc. Additionally, there have been substantial delays on account of lack of co-ordination between various



executing department i.e. Civil, Electrical and Public Health. PWD agreed to complete the balance works as per the following schedule:

S. No.	Description of Buildings/works	Target date as agreed by PWD
1	Married student hostels (50 rooms)	15.05.2019
2	Mess, Kitchen and 50 rooms of Girls hostel	15.07.2019
3	Balance 100 rooms of Girls hostel	31.10.2019
4	Auditorium (with all additional works)	30.06.2019
5	External development works (PH) – Phase-IV	30.06.2019
6	Electrical sub-station (Phase – IV)	30.06.2019
7	External development works (Phase-IV) Civil, Sports track and Playing fields	30.06.2019
8	Part boundary wall, Kapurthala end	31.12.2019
9	Renovation work for establishment of training and placement cell.	31.10.2019
10	Entrance gate No. 2	31.03.2020
11	Synthetic courts	30.06.2019
12	Swimming pool	31.03.2020
13	Renovation of seminar hall	31.07.2019
14	Renovation of banquet hall	30.09.2019
15	Establishment of gymnasiums:	
	i. Outdoor	15.06.2019
	ii. Indoor	30.09.2019
16	Provision of vertical blinds in faculty offices	30.06.2019
17	Provision of popup irrigation system	30.09.2019

In addition to the above, it was agreed by PWD that all pre-requisite approvals for invitation of tenders for the works of Staff Residences, Indoor and Outdoor

stadium, Workshop, Guest House, Gates, UGSR and STP (Phase V) and other approved works will be completed by PWD by 20.05.2019 and tenders for all these works will be invited in last week of May 2019.

It was explained by PWD officers that separate agencies are being engaged for execution of external Civil, Electrical and Public Health works and due to lack of co-ordination between the various agencies engaged, there have been delays in completion of works.

After detailed discussions and deliberations, it was decided that composite tenders will be invited for all external development works also and these works will be got executed by PWD (B&R) only. However, any specialized and/or independent works may be got executed by the concerned department with the consent of PWD (B&R).

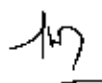
Action Taken :

- a) The works of Married student hostels (50 rooms) and outdoor gymnasium have been completed.
- b) The works of Auditorium, External development works (Civil and PH of Phase-IV), Electrical sub-station, playing fields, sports track, synthetic courts, vertical blinds etc, which were to be completed by 30.06.2019 are unlikely to be completed by this date.
- c) PWD has invited tenders for workshop, Indoor & outdoor stadium, VC residence, main entrance gates, renovation of reception area, student facilitation centre, swimming pool.

The progress of works being executed by PWD is to be discussed under agenda item No. 55.3 in the present meeting.

- iv) **Item No. 54.4 : To consider and approve the revised floor plans and site layout plan of various type of residences proposed to be constructed at University's main campus, Kapurthala.**

Committee Decision : After detailed discussions and deliberations, committee approved the plans for Type-I and II residences. Architect was



advised to prepare more options for Type-III, IV and V residences and present in the next meeting of the committee. Committee approved Option-I of Site layout plan of residences presented by the Architect.

Action Taken : Architect has revised floor plans for type of residences and will be making a presentation on the same under agenda item No. 55.4 of the present meeting.

- v) **Item No. 54.5 : To consider the concept plans and estimates of proposed lecturer theatre complex proposed to be constructed in academic area at University's main campus, Kapurthala.**

Committee Decision : After detailed deliberations and discussions, committee approved the location and concept plans of lecture theatre complex having 34 classrooms of following sizes in addition to other required facilities:

- | | | |
|-------------------------------------|---|---------|
| 1. Classrooms of capacity 250 seats | : | 4 Nos. |
| 2. Classrooms of capacity 150 seats | : | 6 Nos. |
| 3. Classrooms of capacity 60 seats | : | 24 Nos. |

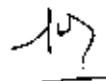
There is a provision of 2 more classrooms having capacity of 60 seats. Rough cost estimates for this work amounting to Rs. 85.63 Crores has also been approved.

Architect was advised to prepare the detailed designing and estimation for this work.

Action Taken : The detailed designing and estimation is being done by the Architect.

- vi) **Item No. 54.6 : To consider the concept plans and rough cost estimates of proposed dining and kitchen area near girls hostel, APST campus, main campus, Kapurthala.**

Committee Decision : After deliberations, committee approved the concept plans of proposed dining and kitchen area near girls hostel, APST



campus, main campus, Kapurthala. Rough cost estimates for this work amounting to Rs. 116.81 lacs has also been approved.

Architect was advised to prepare the detailed designing and estimation for this work.

Action Taken : Detailed design and estimates have been completed by the Architect and provided to PWD.

- vii) **Item No. 54.7 : To consider and approve the scheme and estimates for provision of projectors, stainless steel cladding on reception columns and chairs & tables for stage with pop-up screen and microphone facilities in auditorium (under construction) at University's main campus, Kapurthala.**

Committee Decision : After detailed deliberations and discussions, committee approved the estimates for provision of projectors, stainless steel cladding on reception columns and chairs & tables for stage with pop-up screen and microphone facilities in auditorium (under construction) at University's main campus, Kapurthala as per the following details:

S. No.	Description of work	Estimated cost
1	Provision of Projectors (2 Nos)	Rs. 32.54 lacs
2	Stainless Steel cladding on columns	Rs. 13.65 lacs
3	Chairs & tables for stage with pop-up screen and microphone facilities	Rs. 53.70 lacs
	Total	Rs. 99.89 lacs

It was advised to PWD that sample of chairs to be got approved from IKGPTU before placing order.

Architect was advised to prepare the detailed designing and estimation for this work.



Action Taken : Sample of chairs has been approved and detailed design and estimates for other items have been completed by the Architect and provided to PWD.

viii) Item No. 54.8 : To consider and finalize the agency for execution of development works at various campuses of University.

Committee Decision : At start of discussions on this agenda item, it was apprised by Chief Engineer, PWD that majority of the reasons for delay in completion of works at University's main campus, Kapurthala were beyond the control of PWD. It was explained that there has been delays in completion of works on account of demonetization, change in mining policy/non availability of key aggregates, implementation of GST etc. in addition to lack of co-ordination between various executing department i.e. Civil, Electrical and Public Health. It was also stated by PWD officers that it will be ensured that all ongoing and future works will be completed as per the agreed schedule. Completion periods to be included in the tenders for major future works will be decided with the consent of IKGPTU. Committee advised PWD officers to submit their submission in writing.

After detailed deliberations and discussions, committee agreed to extend the validity of MOU signed between IKGPTU and PWD for a period of two years w.e.f. 01.02.2019 after receipt of PWD's submission in writing.

Action Taken : On request of PWD officers, IKGPTU has extended the validity of MOU for a period of two years.



Item No. 55.3 : To review the progress of construction works being executed by PWD.

This is to inform that IKG PTU is getting its construction works done from PWD under a MOU signed between IKG PTU and PWD. The status of major works for which Administrative approvals has been granted to PWD is as under:-

S. No.	Description of Buildings	Date of Administrative approval	Date of award of work by PWD	Contractual date of completion	Status
1	College building -I & Seminar Hall	24.05.2013	15.11.2013	14.11.2015	Completed
2	College building II and Library.	24.05.2013	26.11.2013	25.11.2015	Completed
3	College Building - III & Hostels.	24.05.2013	15.11.2013	14.11.2014	Completed
4	Boys Hostels (200 rooms)	01.10.2015	16.03.2016	15.09.2017	Completed
5	Married student hostels (50 rooms)	01.10.2015	16.03.2016	15.09.2017	Completed
6	Girls student hostels (150 rooms)	01.10.2015	16.03.2016	15.09.2017	Works are still in progress (65%)
7	Auditorium	19.07.2016	07.11.2016	06.11.2017	Works are still in progress (92%)
8	External development works (PH) Phase-IV	07.03.2017	01.10.2017	30.09.2018	Works are still in progress (80%)
9	Electrical sub-station (Phase - IV)	27.06.2017	06.09.2017	05.03.2018	Works are still in progress (96%)
10	External development works (Phase-IV) Civil, Sports track and Playing fields	27.06.2017	06.09.2017	05.03.2018	Works are still in progress (70%)

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Additionally, University has approved the estimates for following works to be executed at main campus, Kapurthala. However, these works are yet to be taken up by PWD:

S. No.	Description of works	Estimated cost (In lacs of Rs)	Date of approval
1	Part boundary wall, Kapurthala end.	76.21	02.08.2018
2	Renovation work for establishment of training and placement cell.	11.07	10.12.2018
3	Entrance gate No. 2	97.05	10.12.2018
4	Synthetic courts	14.04	10.12.2018
5	Swimming pool	76.74	24.12.2018
6	Renovation of seminar hall	33.84	24.12.2018
7	Renovation of banquet hall	10.67	15.01.2019
8	Establishment of gymnasiums	9.76	15.01.2019
9	Provision of vertical blinds in faculty offices	19.37	15.01.2019
10	Provision of popup irrigation system	7.27	15.01.2019
11	UGSR and STP (Phase V)	192.0	08.05.2019

In addition to the above, IKGPTU has made available estimates of following works to PWD for vetting and execution of works:

1. Indoor and Outdoor stadium – Rs. 1722 lacs
2. Workshop – Rs. 2029 lacs
3. Guest House – Rs. 868 lacs
4. Gate No. 1 & 3 – Rs. 76.00 lacs
5. UGSR and STP (Phase V) – Rs. 229.0 lacs
6. Entrance porch and Reception – Rs. 255.0 lacs
- Area works
7. Vice Chancellor residence – Rs. 383.0 lacs
8. Registrar residence – Rs. 161.0 lacs

The matter is placed before the committee for kind information and review of progress of works.



Item No. 55.4 : To consider and approve the revised floor plans, site layout plan and rough cost estimates for various type of residences proposed to be constructed at University's main campus, Kapurthala.

In 54th meeting of Standing Building Construction Committee (item No. 54.4), floor plans for various type of residences proposed to be constructed at main campus, Kapurthala were discussed and Architect was advised to review the plans and prepare revised plans. Architect has revised the plans and has proposed multi-storied units. Concept plans proposed are placed at Annexure –B. Architect has also submitted rough cost estimates for these residences for an amount of Rs. 8549.57 lacs (placed at Annexure-C). The details of residences proposed by the Architect are as under:

S. No.	Type	Covered area approved earlier In Sqm/Sft.	Covered area proposed (Mean) per unit In Sqm/Sft.	Total Nos. proposed (Two blocks for each type proposed)	Estimated cost (In lacs of Rs)
1	I	57.13/615	72.33/779	36	1550.12
2	II	78.13/841	105.50/1136	36	1925.93
3	III	107.12/1153	135.08/1454	42	1960.94
4	IV	147.25/1585	194.0/2088	20	1459.65
5	V	217.48/2341	232.0/2497	20	1652.93
Total				154	8549.57

Architect will also be making a presentation on the same.

The matter is placed before the committee for consideration and decision please.

Item No. 55.5 : To consider and approve the estimates of providing dry stone cladding in place of wet stone cladding for new buildings proposed to be constructed at University's main campus, Kapurthala.

In 54th meeting of Standing Building Construction Committee, it was decided that dry stone cladding on external faces of the new buildings is to be provided as stones from earlier completed buildings where wet stone cladding has been provided are falling. The stones which are falling may cause a very serious accident and moreover, the appearances of these buildings are also getting shabby after falling of few stones. Accordingly, Architect has revised the designs and estimates of new buildings with the provision of dry stone cladding. The additional cost for provision of dry stone cladding and overall revised cost of the buildings has been worked out by the Architect (placed at Annexure-D) is as under:

(Figures in lacs of Rs)

S. No.	Building	Estimated cost approved	Wet cladding cost component	Dry cladding cost	Additional cost for dry cladding (E) - (D) = (F)	Revised cost (C) + (F)
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1	Workshop	2464.56	292.78	438.13	145.35	2609.91
2	Guest House	854.42	32.17	67.99	35.82	890.24
3	Registrar Residence	143.68	12.63	29.57	16.94	160.62
4	Indoor Stadium	1033.0	114.45	140.84	26.39	1059.39
5	Outdoor stadium	396.16	44.04	52.84	8.80	404.96
6	Swimming pool	82.60	12.16	44.96	32.80	115.40
7	VC Residence & University house	330.46	18.16	44.38	26.22	356.68
8	Lecture theatre complex	8563.0	466.04	723.90	257.86	8820.86
9	Gates No.1 & 3	76.43	11.30	11.94	0.64	77.07
10	Gate No. 2	108.22	27.33	37.69	10.36	118.58
	Total	14052.53	1031.06	1592.24	561.18	14613.71

The matter is placed before the committee for consideration and decision please.

Item No. 55.6 : Any other item with the permission of chair.