

Item No. 58.1 : To confirm the minutes of 57th meeting of Standing Building Construction Committee held on 11.07.2020.

The minutes of 57th meeting of Standing Building Construction Committee held on 11.07.2020 were circulated on 17.07.2020 (Placed at Annexure-A). No comments have been received from any member. The minutes circulated may be confirmed.

Item No. 58.2 : Action taken on various items discussed during 55th , 56th and 57th meetings of Standing Building Construction Committee.

The actions taken on various items discussed during 55th , 56th and 57th meetings of Standing Building Construction Committee are as under:

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

Committee Decision : The committee confirmed the minutes of 54th meeting of Standing Building Construction Committee.

Action taken : No action required.

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

Committee Decision : Executive Engineer, IKG PTU informed the committee about the actions taken on various items discussed during 53rd meeting of the committee.

Action Taken : No action required.

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

Committee Decision :

Committee noted that there have been delays in completion of various works being executed by PWD at main campus, Kapurthala. It was informed by PWD that works of College Buildings I, II, III, library, seminar hall, Hostels (near

College building –III), new Boys hostel (200 rooms) and married student hostels have been completed and the works of girl's hostel, external development and auditorium are in progress. 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	Mess, Kitchen and 50 rooms of Girls hostel	15.09.2019
3	Balance 100 rooms of Girls hostel	31.12.2019
4	Auditorium – Internal works (with all additional works)	15.07.2019
	External works (Parking, footpaths and landscape works etc) around Auditorium	31.07.2019
5	External development works (PH) – Phase-IV	15.07.2019
6	Electrical sub-station (Phase – IV)	31.07.2019
7	External development works (Phase-IV) Civil, Sports track and Playing fields	31.07.2019
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	31.07.2019
12	Swimming pool	31.03.2020
13	Renovation of seminar hall	31.08.2019
14	Renovation of banquet hall	30.09.2019
15	Establishment of outdoor gymnasiums	30.09.2019
16	Provision of vertical blinds in faculty offices	31.07.2019
17	Provision of popup irrigation system	30.09.2019

PWD informed that tenders have invited for workshop, Indoor & outdoor stadium, VC residence, main entrance gates, renovation of reception area, student facilitation centre, swimming pool.

Action Taken :

The works indicated at S. No. 4,5,6,7,8,11,14,15 and 16 have been completed and balance works are in progress.

The progress of works being executed by PWD is to be discussed under agenda item No. 58.3 in the present meeting.

- iv) **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.**

Committee Decision : After detailed discussions and deliberations, committee approved the concept plans proposed by the Architect for all type of residences i.e. Type-I, II, III, IV and V. Committee also approved the rough cost estimates amounting to Rs. 8549.57 lacs. for these residences. However, it was decided to construct these residences in two phases as per the following details:

S. No.	Type	Phase-I		Phase-II	
		Nos.	Estimated cost	Nos.	Estimated cost
1	I	36	1550.12	-	-
2	II	36	1925.93	-	-
3	III	21	980.47	21	980.47
4	IV	10	729.83	10	729.83
5	V	10	826.46	10	826.46
Total		113	6012.81	41	2536.76

Architect was advised to take up the works of detailed designing and estimation for residences approved to be taken up under Phase-I only.

Action Taken : The detailed designing and estimation will be finalized after approval of Minutes of 55th meeting of SBCC by BOG.

- v) **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.**

Committee Decision : After detailed discussions and deliberations, committee approved provision of dry cladding in place of wet cladding in all new buildings proposed to be constructed at University's main campus, Kapurthala. Committee also approved the additional cost for provision of dry cladding as per the following details:

(Figures in lacs of Rs)

S. No. (A)	Building (B)	Estimated cost approved (C)	Wet cladding cost component (D)	Dry cladding cost (E)	Additional cost for dry cladding (E) - (D) = (F)	Revised cost (C) + (F)
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

Architect and PWD were advised to prepare the design, drawings and estimates as per the above decision.

Action Taken : The detailed designing is prepared by the Architect.

- vi) **Item No. 56.1 : To confirm the minutes of 55th meeting of Standing Building Construction Committee held on 04.07.2019.**

Committee Decision : The committee confirmed the minutes of 55th meeting of Standing Building Construction Committee.

Action taken : No action required.

- vii) **Item No. 56.2 : Action taken on various items discussed during 55th meeting of Standing Building Construction Committee.**

Committee Decision : It was agreed that the actions taken on various items discussed during 55th meeting of Standing Building Construction Committee will be discussed in the next meeting of SBCC as the present meeting has been convened as a special meeting.

Action taken : No action required.

- viii) **Item No. 56.3 : To consider the Rough cost estimate submitted by PWD, Mohali for construction of Phase-I of Sri Guru Gobind Singh Skill Institute at Chamkaur Sahib, Ropar.**

Committee Decision : Committee noted that the estimates for buildings and external development works are on the higher side as compared to estimated cost of works being executed by PWD at University's main campus. It was explained by XEN, PWD Mohali that the estimates have been prepared without having any design, drawings, details and specifications of the works. It was also requested by him that for preparation of reasonable estimate, some basic design, drawings, details and specifications are made available. Senior Architect Punjab was requested to provide the same at the earliest.

After detailed deliberations and discussions, committee decided the following:

- i. Architect Department, Punjab will provide layout plan of the campus alongwith concept plans and broader specifications of the proposed buildings of Phase-I by 04.05.2020 and the same will be put up in the next meeting of Standing Building Construction Committee of the University for

- approval. After approval of these plans, detailed estimates shall be prepared by PWD.
- ii. Efforts shall be made to design the layout of the campus and buildings to have minimum earth filling in the campus.
 - iii. All Public Health works (except specialized works) shall be done by PWD to avoid delays in execution of works, as already decided by IKGPTU for its main campus works.

Action taken :

- i. The layout plans provided by Department of Architect, Punjab were provided and the same were discussed and approved in 57th meeting of Standing Building Construction Committee. The estimates prepared by PWD on the basis of these plans have also been approved in 57th meeting of Standing Building Construction Committee.
- ii. The layout/levels of the campus have been designed to have minimum earth filling.
- iii. PWD have finalized the estimates as per the above decision and tenders have been invited accordingly.

ix) Item No. 57.1 : To confirm the minutes of 56th meeting of Standing Building Construction Committee held on 29.04.2020.

Committee Decision : The committee confirmed the minutes of 56th meeting of Standing Building Construction Committee.

Action taken : No action required.

x) Item No. 57.2 : Action taken on various items discussed during 56th meeting of Standing Building Construction Committee.

Committee Decision : It was agreed that the actions taken on various items discussed during 56th meeting of Standing Building Construction Committee will be discussed in the next meeting of SBCC as the present meeting has been convened as a special meeting.

Action taken : No action required.

- xi) **Item No. 57.3 : To consider the concept plans submitted by Chief Architect Punjab for construction of various buildings at Sri Guru Gobind Singh Skill Institute at Chamkaur Sahib, Ropar.**

Committee Decision :

1. Master plan of the campus and concept plans for various proposed buildings are approved in principal.
2. The works will be taken up in phases as per the requirements. Following committee is constituted to finalize the priorities/phases of various buildings & infrastructure:-

1. Dr. Yadwinder Singh Brar,
Director, Shri Guru Gobind Singh Institute of Skill,
Chamkaur Sahib, Ropar.
2. Dr. Prabhjot Kaur,
Director (officiating), IKGPTU Khunimajra campus, Mohali
3. Ar. Saroj,
Senior Architect, Govt. of Punjab
4. Executive Engineer, PWD, Provincial division, Mohali
5. Executive Engineer, IKGPTU.

All issues related to Master Plan, building plans, building & infrastructure requirements of the campus etc. will also be resolved/decided by this committee.

Action taken : PWD has taken up the works as per the approved master plan of the campus and building plans of various proposed buildings. Committee nominated is deliberating of the issues raised from time to time.

- xii) **Item No. 57.4 : To consider the Preliminary estimates submitted by PWD, Mohali for construction of various buildings at Sri Guru Gobind Singh Skill Institute at Chamkaur Sahib, Ropar.**

Committee Decision :

- i. During discussions, it was confirmed by Executive Engineer, PWD, Mohali that all estimates have been prepared by PWD are on the basis of Punjab PWD

CSR. After deliberations, committee approved in principal the estimated cost of the proposed works amounting to Rs. 114.21 Crores.

- ii. Committee advised PWD to take up the works of Administrative block and Academic Block (Engineering) on priority basis and balance works will be taken up as per the priorities/phases to be fixed by the committee nominated under agenda item No. 57.3.

Action taken : PWD has initiated the process of invitation of tenders as per the above approval. However, it has been decided by the Finance committee that all works are to be taken up simultaneously.

Item No. 58.3 : 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 ongoing major works for which Administrative approvals has been granted to PWD and are at various stages of completion as per the following details:-

S. No.	Description of Buildings	Date of Administrative approval	Estimated Cost (In lacs of Rs)	Status
1	Girls student hostels (150 rooms)	01.10.2015	1629.70	Works in progress (95%)
2	Part boundary wall, Kapurthala end.	17.09.2018	76.21	Works in progress (98%)
3	Renovation work for establishment of training and placement cell.	17.07.2019	11.07	Nil
4	Entrance gate No. 2	10.12.2019	97.05	Works in progress (40%)
5	Swimming pool	24.12.2018	76.74	Tenders yet to be invited.
6	Renovation of seminar hall	24.12.2018	33.84	Works in progress (80%)

7	Provision of popup irrigation system	15.01.2019	7.27	Tenders yet to be invited.
8	UGSR and STP (Phase V)	08.05.2019	192.0	UGSR-85% STP-Nil
9	Vice Chancellor Residence	16.08.2019	357.96	Works in progress (35%)
10	Registrar Residence	22.08.2019	160.62	Works in progress (60%)
11	Indoor and Outdoor stadium	23.07.2019	1832.62	Works in progress (35%)
12	Central Workshop	05.09.2019	2029.0	Works in progress (45%)
13	Guest House	22.08.2019	890.05	Works in progress (50%)
14	Gate 1 & 3	16.07.2019	85.24	Works in progress (30%)
15	Development of reception area	17.12.2019	84.37	Works in progress (60%)
16	Development of Student Facilitation Centre	13.01.2020	83.44	Works in progress (40%)

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

Item No. 58.4 : To consider and approve the revised estimates of Indoor & Outdoor stadiums, Reception area, Student Facilitation centre works being executed at University's main campus, Kapurthala.

This is to inform that there has been some increase in the estimated costs of Indoor & Outdoor stadiums, Reception area, Student Facilitation centre works from the rough cost approved by SBCC. The details of original & revised estimates and reasons for variation in cost are as under:

S. N.	Name of the work	Estimated cost approved (In lacs of Rs)	Ref. approval (SBCC)	Revised estimated cost (In lacs of Rs)	%age increase	Reasons for increase in cost
1	Indoor and outdoor Sports stadium (Approved and revised estimates placed at Annexure-B)	1429.16	49.5	1832.62	28.23%	Earlier estimates were approved in February 2016 by SBCC the same was approved by BOG in March 2018. Thus, there has been increase in various inputs during this period. Additionally, there has been increase in cost on account of introduction of GST and dry stone cladding in place of wet cladding.
2	Reception area (Approved and revised estimates placed at Annexure-C)	75.16	53.5	84.37	12.21%	In the approved estimate, it was planned to use existing HVAC system. However, at the time of detailed designing, it was found that the same is not technically feasible

						and a new HVAC system has been provided resulting in increase in cost.
3	Student Facilitation centre (Approved and revised estimates placed at Annexure-D)	59.39	53.17	83.44	40.50%	Earlier it was planned to convert part of the canteen area into SFC. However, later on it was decided to convert the whole canteen into SFC resulting into increase in cost.

The matter is placed before the committee for consideration and approval of revised estimates please.

Item No. 58.5 : To consider and approve the revised Layout and Building plans of Sri Guru Gobind Singh Skill Institute, Chamkaur Sahib.

This is to inform that Master plan of Sri Guru Gobind Singh Skill Institute, Chamkaur Sahib and concept plans for various proposed buildings were approved in principal by Standing Building Construction Committee in its 57th meeting under agenda item No. 57.3. Director, Sri Guru Gobind Singh Skill Institute, Chamkaur Sahib (SGGS) has informed that after approval of plans by SBCC, details of courses and requirement of laboratories have been supplied by IIT Ropar resulting into changes in plans of the buildings. Director, SGGS has requested to get the revised plans approved from SBCC. The plans approved by SBCC in 57th meeting of SBCC and revised proposed plans are placed at Annexure-E.

The matter is placed before the committee for consideration and approval of revised Master plan and Building plans please.



Item No. 58.6 : To consider and approve the estimates of entrance porch proposed to be constructed at University's main campus, Kapurthala.

The concept plans and estimate of entrance porch were discussed in 53rd meeting of SBCC under agenda item No. 53.5 and it was decided that the entire structure of entrance porch will be provided with SS cladding and cost for the same shall be provided by the Architect after detailed designing. Architect has submitted estimate amounting to Rs. 238.55 lacs for the entrance porch with SS cladding. The estimate submitted by the Architect is placed at Annexure-F.

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

Item No. 58.7 : To consider and approve the Master plan and concept plans of the proposed buildings at University's Mohali campus-I.

Based upon the building requirements submitted by Director, Mohali Campus-I vide their note No. IKGPTU/Mohali Campus-I/4172 dated 18.11.2020. Architect has prepared concept plans for this campus. The concept plans prepared by the Architect are placed at Annexure-G. The Architect will also be making a presentation on the same.

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

Item No. 58.8 : To consider and approve the concept plan and estimate for the proposed incubation centre to be developed at 7th floor of main Administrative building, IKGPTU main campus, Kapurthala.

This is to inform that it has been decided by IKGPTU that Incubation Centre will be established in half area (Kapurthala end) of 7th floor of Main Administrative Building, IKGPTU main campus, Kapurthala. The concept plans prepared by the Architect has been accepted by IKGPTU. Based on this concept plan, Architect has submitted a

detailed estimate for this work amounting to Rs. 139.83 lacs having following break-up of cost:

1. Civil Works	:	Rs. 81.22 lacs
2. HVAC works	:	Rs. 22.19 lacs
3. Electrical Works	:	Rs. 36.29 lacs
4. Plumbing works	:	Rs. 0.13 lacs

The concept plans and estimates prepared by the Architect are placed at Annexure-H. The Architect will be making a presentation on the same.

The matter is placed before the committee for consideration and approval of concept plans and estimates please.

Item No. 58.10 : Any other item with the permission of chair.

