

I K GUJRAL PUNJAB TECHNICAL UNIVERSITY

Estd. Under Punjab Technical University Act, 1996

(Punjab Act no. 1 of 1997)

5/c

Ref. No. IKGPTU/CC/0192A/D

Dated : 12/03/2021

The Registrar,
IKG Punjab Technical University, Kapurthala.

The Finance Officer,
IKG Punjab Institute of Technology, Kapurthala.

The Director,
IKG Punjab Institute of Technology, Khunimajra.

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

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

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

The Associate Dean (P&D),
IKG Punjab Institute of Technology, Kapurthala.

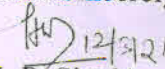
Sub : 58th meeting of the Standing Building Construction Committee of I K Gujral
Punjab Technical University.

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 :
1. In-charge VC Secretariat for kind information of Hon'ble VC.
 2. Dean, Student Welfare, IKGPTU.
 3. The Director, Mohali Campus-1, IKGPTU
 4. The Executive Engineer, CD-II, PWD, Kapurthala.
 5. The Senior Architect, Punjab
 6. The Deputy Registrar/P&D, IKGPTU
 7. Deputy Director, CR&A, IKGPTU
 8. Nodal Officer, SGGS Institute of Skill, Chamkaur Sahib, Ropar.
 9. The Archigroup Architect, Noida

Encl. As above.

I. K. GUJRAL PUNJAB TECHNICAL UNIVERSITY

**Minutes of the 58th Meeting of the Standing Building Construction Committee
held on 27.01.2021 at IKGPTU main campus, Kapurthala.**

The meeting was attended by the following:

- | | | |
|----|--|--|
| 1 | Prof. (Dr.) Ajay Kumar Sharma,
Vice Chancellor, IKG PTU | Chairman |
| 2 | Er. Sandeep Kumar Kazal,
Registrar, IKGPTU | Member |
| 3 | Dr. S. S. Walia,
Finance Officer, IKGPTU | Member |
| 4 | Dr. Satvir Singh,
Associate Dean (P&D), IKGPTU | Member |
| 5 | Er. B. S. Tuli,
Chief Engineer, PWD (Central), Punjab | Member |
| 6 | Ar. Ms. Saroj,
Senior Architect, Nominee of Chief Architect Punjab | Member |
| 7 | Dr. Monika
Incharge Mohali Campus-I, IKGPTU | Special Invitee |
| 8 | Sh. Sunil Kumar,
Deputy Registrar, IKGPTU | Special Invitee |
| 9 | Dr. Yadwinder Singh Brar,
Director, Shri Guru Gobind Singh Institute of Skill,
Chamkaur Sahib, Ropar. | Special Invitee |
| 10 | Dr. Neeraj Mohan,
Nodal Officer, Shri Guru Gobind Singh Institute of
Skill, Chamkaur Sahib, Ropar. | Special Invitee |
| 11 | Er. Sarbraj Kumar,
Executive Engineer, PWD, Kapurthala | Special Invitee |
| 12 | Er. Navdeepak Sandhu,
Deputy Director, CR & A, IKGPTU | Special Invitee |
| 13 | Sh. Rajiv Aggarwal,
Architect | } From Archigroup
Architects, Noida |
| 14 | Sh. Jeewan Kapur,
Architect | |
| 15 | Sh. Atul Kumar,
Architect | |
| 16 | Er. H. P. Singh,
Executive Engineer, IKG PTU | Member Secretary |



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

The committee confirmed the minutes of 57th meeting of Standing Building Construction Committee.

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

The Action Taken Report on various items discussed during 55th, 56th and 57th meetings of Standing Building Construction Committee was discussed by the committee and the same is 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.	Building	Estimated cost approved	Wet cladding cost component	Dry cladding cost	Additional cost for dry cladding (E) - (D) = (F)	Revised cost
(A)	(B)	(C)	(D)	(E)	(F)	(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.

The above item has also been discussed under agenda item No. 58.4 of this meeting and decision taken in this regard is recorded under that item.

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.

Committee noted that there have been delays in completion of various works. It was explained by PWD that there has been delays in completion of works on account of lock down due to Covid-19 and short of labour after lifting of restrictions due to Covid-19. PWD informed that now the contractors engaged by PWD have fully mobilized and agreed to complete the balance works as per the following schedule:

S. No.	Description of Buildings	Status	Target date agreed by PWD for completion of works
1	Girls student hostels (150 rooms)	Works in progress (95%)	50 rooms – 07.02.2021 100 rooms – 28.02.2021
2	Part boundary wall, Kapurthala end.	Works in progress (98%)	31.01.2021
3	Renovation work for establishment of training and placement cell.	Nil	30.04.2021
4	Entrance gate No. 2	Works in progress (40%)	31.03.2021
5	Swimming pool	Tenders yet to be invited.	Tenders – 15.02.2021 Works – 15.08.2021
6	Renovation of seminar hall	Works in progress (90%)	07.02.2021
7	Provision of popup irrigation system	Works in progress (50%)	15.02.2021
8	UGSR and STP (Phase V)	UGSR-85% STP-Nil	UGSR – 31.03.2021 STP – 31.08.2021
9	Vice Chancellor Residence	Works in progress (35%)	30.09.2021

10	Registrar Residence	Works in progress (60%)	30.06.2021
11	Indoor and Outdoor stadium	Works in progress (35%)	31.10.2021
12	Central Workshop	Works in progress (45%)	25.11.2021
13	Guest House	Works in progress (50%)	30.06.2021
14	Gate 1 & 3	Works in progress (30%)	31.03.2021
15	Development of reception area	Works in progress (60%)	07.02.2021
16	Development of Student Facilitation Centre	Works in progress (40%)	15.02.2021

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.

After detailed discussions and deliberations and reasons explained by PWD and Architect for increase in the cost, Committee approved the revised cost as per the following details:

- | | | |
|--------------------------------|---|-----------------|
| 1. Indoor Stadium | : | Rs. 1333.0 lacs |
| 2. Outdoor Stadium | : | Rs. 499.66 lacs |
| 3. Reception area | : | Rs. 84.37 lacs |
| 4. Student Facilitation Centre | : | Rs. 83.44 lacs |

However, PWD was advised to restrict the works of above buildings only upto approved estimated cost till the above revised cost is approved by BOG of the University. Works/items should be planned in such a way that these buildings/works are made operational within the earlier approved cost and remaining works are taken up after approval of revised estimated cost by BOG.



Further, PWD informed that additional estimates for provision of dry cladding in place of wet cladding were approved by SBCC in 55th meeting under agenda item No. 55.5 and the same are yet to be approved by BOG. Committee was requested to take a decision on provision of dry cladding or wet cladding in respect of ongoing works. After detailed deliberations and discussions, committee decided to execute the works with wet cladding as per earlier approval of SBCC/BOG. However, after approval of minutes of SBCC by BOG for provision of dry cladding, works of balance buildings will be executed with dry cladding.

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

After detailed discussions and deliberations, Committee approved the revised layout plan and building plans of Sri Guru Gobind Singh Skill Institute, Chamkaur Sahib.

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

After detailed discussions and deliberations, Committee approved the concept plans and preliminary estimate amounting to Rs. 238.55 lacs for the entrance porch with SS cladding.

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

After discussions and deliberations, Committee approved the concept plans with total plinth area as 33,984 Sqm. and preliminary estimate amounting to Rs. 127.18 Crores for the proposed buildings at University's Mohali campus-I.



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.

After discussions and deliberations, Committee approved the concept plans and preliminary estimate amounting to Rs. 139.83 lacs for the proposed incubation centre to be developed at 7th floor of main Administrative building, IKGPTU main campus, Kapurthala.

Following additional item was discussed with the permission of the Chair:

Item No. 58.9 : To consider and approve the concept scheme and estimate for the external development works of Phase-V at IKGPTU main campus, Kapurthala.

A detailed scheme for the external development works including civil, electrical and PH works was presented by the Architect for Phase-V works (From Guest House to Gate No.3 – including circular road and main road in proposed housing area). After detailed discussions and deliberation, Committee approved the scheme and preliminary estimate for these works as per the following details:-

1. Civil works - Road work, Boundary walls and landscape features : Rs. 484.00 lacs
2. Electrical works – External Lighting, LT cables & pipes, Feeder pillars, DG set and Earthing : Rs. 104.00 lacs
3. Public Health works – Sewerage, Drainage, RW harvesting pits, Garden irrigation, Water supply and Fire Fighting systems : Rs. 199.50 lacs

Total : Rs. 787.50 lacs

The meeting ended with a vote of thanks to the chair.

