

I.K. GUJRAL PUNJAB TECHNICAL UNIVERSITY

Estd. Under Punjab Technical University Act, 1996

(Punjab Act No. 1 of 1997)

Ref. No.: IKGPTU/M&E/1564

Dated: 23-11-2024

The Registrar,

IKG Punjab Technical University, Jalandhar.

The Dean (P&EP),

IKG Punjab Technical University, Jalandhar.

The Finance Officer,

IKG Punjab Technical University, Jalandhar.

Dr. Md. Fuzail Jawaid, Assistant Professor (Architecture)

IKG PTU Mohali Campus-II, Mohali.

The Chief Engineer, PWD (Central)

NirmanBhawan, 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.

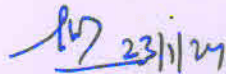
Sub : 59th meeting of the Standing Building Construction Committee of I K Gujral Punjab Technical University.

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. Executive Engineer (CD-1 and 2) for kind information and necessary action please.
 3. M/s Archigroup Architects, Noida for necessary action please.

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Minutes of the 59th Meeting of the Standing Building Construction Committee held on 10.01.2024 at IKGPTU main campus, Kapurthala.

The meeting was attended by the following:

1	Dr. Susheel Mittal, Vice Chancellor, IKG PTU	Chairman
2	Dr. S. K. Misra, Registrar, IKGPTU	Member
3	Dr. R. P. S. Bedi, Dean (P&EP), IKGPTU	Member
4	Dr. S. S. Walia, Finance Officer, IKGPTU	Member
5	Dr. Md. Fuzail Jawaid, Asstt Prof. (Arch) IKG PTU Mohali Campus-II, Mohali.	Member
6	Sh. Balbir Singh, Executive Engineer, PWD, Kapurthala Nominee of Chief Engineer, PWD, Punjab	Member
7	Sh. Nek Chand, Executive Engineer, PWD, Kapurthala Nominee of Chief Engineer, PWD, Punjab	Member
8	Er. H. P. Singh, Executive Engineer, IKG PTU	Member Secretary
9	Sh. Jeewan Kapur, Architect	} From Archigroup Architects, Noida
10	Ms. Prerna Sharma, Architect	

Item No. 59.1 : To confirm the minutes of 58th meeting of Standing Building Construction Committee held on 27.01.2021.

The committee confirmed the minutes of 58th meeting of Standing Building Construction Committee.



Item No. 59.2 : Action taken on various items discussed during 58th meeting of Standing Building Construction Committee.

The Action Taken Report on various items discussed during 58th meeting of Standing Building Construction Committee was discussed by the committee and the same is as under:

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

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

Action taken : No action required.

ii) Item No. 58.2 : Action taken on various items discussed during 57th meeting of Standing Building Construction Committee.

Committee Decision : Executive Engineer, IKG PTU informed the committee about the actions taken on various items discussed during 57th meeting of the committee.

Action Taken : No action required.

iii) Item No. 58.3 : 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. 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. N.	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

Action Taken : The works indicated at S. No. 1,2,4,6,7,8,10,15 and 16 have been completed and balance works are on hold/in progress.

The progress of works being executed by PWD is to be discussed under agenda item No. 59.3 in the present meeting.

iv) 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.

Committee Decision : 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.

Action Taken : The revised estimates have been approved by BOG in 77th meeting and works are being executed as per BOG approval.

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

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

Action Taken : The works are being executed as per revised layout plan.

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

Committee Decision : 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.

Action Taken : The estimate for an amount of Rs. 1.01 Cr has been approved by BOG in 77th meeting and works are being executed as per the estimate approved by BOG.

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

Committee Decision : 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.

BOG decision : The above estimate has not been approved by BOG in 77th meeting. BOG felt that hostel facilities should be created at this campus at the earliest. The matter should be reviewed based upon the minimum essential requirements of the campus. After redesigning the matter should be put again through SBCC.

Action Taken : Under consideration with Director, Mohali Campus-I.

- viii) **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.**

Committee Decision : 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.

Action Taken : The above estimate has not been approved by BOG. BOG felt that these facilities are not required at this stage.

- ix) **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.**

Committee Decision : 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

Action Taken : The above estimate has been approved by BOG in 77th meeting. Administrative approval for taking up these works have been granted to PWD.

Item No. 59.3 : To review the progress of construction works being executed by PWD.

1. Main Campus, Kapurthala:

Committee noted that there have been delays in completion of various works and advised PWD to expedite the works and complete all works within a stipulated time period. It was explained by PWD that there has been some delays in the works on account of demobilization by the contractors. It was informed by PWD that all the works are now in progress and will be completed expeditiously. PWD agreed to complete the works of main campus, Kapurthala as per the following schedule:

S. No.	Description of Buildings	Present Status	Target date agreed by PWD for completion of works/Decision
1	Renovation work for establishment of training and placement cell.	Works not started as site is not clear	It was decided by Committee that presently this work may not be executed and decision on this work will be taken as per future requirements.



2	Vice Chancellor Residence	Works in progress (84%)	30.06.2024
3	Indoor and Outdoor stadium	Works in progress (Indoor-90% Outdoor-completed)	15.02.2024
4	Central Workshop	Works in progress (85%)	30.06.2024
5	Guest House	Works in progress (78%)	30.04.2024
6	Gate 1 & 3	Gate No. 1 completed. Works at Gate No. 3 are held up.	Committee decided to complete the works of Gate No. 3. PWD was advised to submit the proposal for the same.
7	Construction of Entrance porch (Admin Building)	Structural Part completed. Glass part tendering in process. (35%)	10.03.2024
8	External development works of Phase V.	Tendering in process.	31.07.2024
9	External Electrical works of Central workshop	Tendering in process.	30.06.2024
10	Modular kitchen and Air Conditioning works at VC residence	Works awarded but yet to be started.	30.06.2024
11	Renovation of Registrar office	Tendering in process.	28.02.2024
12	Repair of roof sheets in AB-1, AB-2 and library buildings	Tendering in process.	28.02.2024
13	Providing and fixing sign boards on National Highways.	Tendering in process.	15.02.2024

2. Sri Guru Gobind Singh Skill Institute at Sri Chamkaur Sahib, Ropar:

Committee noted that IKGPTU has purchased 42 acres of land from Nagar Panchyat, Sri Chamkaur Sahib for an amount of about 15.70 Cr for establishment of this institute. Further, an amount of Rs. 52.91 Cr. has been paid to PWD for execution of works and presently, there is a liability of about Rs. 7.0 Cr. for the works already executed at site. Since, presently no works are in progress, committee decided that PWD may be asked to submit the details of minimum funds requirements for completion of phase-1 of the campus and the same is made operational and some logical closure on ongoing works is done.

Item No. 59.4 : To consider the design and estimate for raising of front Boundary wall of main campus, Kapurthala.

The concept design and rough cost estimates amounting to Rs. 448.40 lacs were presented by the Architect in the meeting. After detailed discussions and deliberations, committee felt that estimates are on the higher side and accordingly Architect was advised to review the design and estimates and present the same in the next meeting.

Item No. 59.5 : To consider the estimate for construction of Two Sheds for stores in Boys Hostel-I, main campus, Kapurthala.

After detailed discussions and deliberations, committee felt that estimates submitted by PWD are on the higher side and accordingly Architect was advised to examine the estimates and present the same in the next meeting.

During deliberations and discussions on various items, following suggestions have been received from the members and the same have been agreed:

1. University's Architect should be involved while taking over completed buildings/works from PWD so as to ensure that all works have been completed as per approved scope and specifications.
2. University's signboards should be fixed on Gate No. 1 and 3 also for which Architect has been advised to prepare design and estimate.



3. University's signboards should be fixed at important locations in nearby cities and towns to have proper publicity of University. It was also agreed that an amount of Rs. 10.0 lacs may be approved for this work.
4. Architect was advised to examine the signboards already fixed in the main campus of the University and suggest improvements.
5. Green area located at front side of the main administrative building (opposite under construction entrance porch) should be developed properly. Architect has been advised to prepare plans for the same.
6. Some central storage space should be earmarked for storage of materials received from the suppliers before issue to the concerned department. Architect has been advised to suggest such space in existing/under construction buildings.
7. Existing drains provided in playground (400m track area) at main campus, Kapurthala should be temporarily closed and so that combined area of playground and track can be used as a cricket ground.
8. The due payment of University's Architect (M/s Archi Group, Noida) to be processed expeditiously.

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