



Er. H.P. Singh
Executive Engineer

ਪੰਜਾਬ ਟੈਕਨੋਕਲ ਯੂਨੀਵਰਸਿਟੀ ਜਲੰਧਰ

PTU PUNJAB
TECHNICAL
UNIVERSITY

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

Ref. No

PTU/EC/289

Dated

25.03.2014

Sh. D.L. Sharma, President,
Vardhman Spg. & Gen. Mills Ltd.,
Chandigarh Road, Ludhiana.

Sh. S.L. Kaushal,
Chief Architect, Punjab (Retd),
2865, Sector 42-C, Chandigarh.

The Registrar,
Punjab Technical University,
Jalandhar.

Sh. A. N. Chowdhry (Special Invitee),
3-B, Jyoti Nagar,
Jalandhar.

Dr. Prabhjot Kaur (Special Invitee),
Officiating Director Mohali Campus,
C102B, Phase-7 Industrial Area, Mohali.

Sh. Amrit Sagar Mittal
CMD, Sonalika Tractors Ltd,
Hoshiarpur.

Dr. A. P. Singh,
Dean/P&D,
Punjab Technical University, Jalandhar.

The Director,
Department of Technical Education, Punjab,
Plot No. 1, Sector-36A, Chandigarh.

Sh. S. K. Mishra (Special Invitee),
Finance Officer,
Punjab Technical University, Jalandhar.

Sh. Rajiv Aggarwal, Architect
M/s Archigroup Architects,
A-14, Sector-15, Noida -201301.

Sub : Construction of new campuses of Punjab Technical University – 41st meeting of the Standing Building Construction Committee.

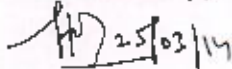
Dear Sir/Madam,

41st meeting of the Standing Building Construction Committee shall be held under the Chairmanship of Dr. R. S. Khandpur, Director General, PGSC at 1100 hours on 03.04.2014 in his office at SCO 60-61 (3rd floor), Sector 34-A, Chandigarh. Agenda and Agenda note for the meeting are enclosed.

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

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


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PUNJAB TECHNICAL UNIVERSITY, JALANDHAR

Sub : Agenda for the 41st meeting of the Standing Building Construction Committee.

- Item No. 41.1 : To confirm the Minutes of 40th meeting of Standing Building Construction Committee held on 21.01.2014.
- Item No. 41.2 : Action taken on various items discussed during previous meetings of Standing Building Construction Committee.
- Item No. 41.3 : To discuss and finalize the plans of proposed convention centre at main campus, Kapurthala.
- Item No. 41.4 : To discuss and finalize the Master plan and buildings proposed to be constructed under Phase-I in respect of Punjab Institute of Technology, Arniwala, Fazilka.
- Item No. 41.5 : To discuss and finalize the Master plan and buildings proposed to be constructed under Phase-I in respect of Punjab Institute of Technology, Sikhwala, Mukatsar Sahib.
- Item No. 41.6 : To discuss and approve the rough cost estimate for construction of proposed hostels at main campus, Kapurthala.
- Item No. 41.7 : To discuss and approve the rough cost estimate for construction of Director office in balance portion of College Building-3 at Punjab Institute of Technology, main campus, Kapurthala.
- Item No. 41.8 : To discuss and approve the rough cost estimate for construction of buildings under Phase-I of Punjab Institute of Technology, Arniwala, Fazilka.
- Item No. 41.9 : To discuss and approve the rough cost estimate for construction of buildings under Phase-I of Punjab Institute of Technology, Sikhwala, Mukatsar Sahib.
- Item No. 41.10 : To discuss and approve the scheme and estimate for raising, repairing and painting of existing boundary wall of main campus, Kapurthala.
- Item No. 41.11 : To discuss and finalize the executing agency for construction of campus (Ist Phase) of Punjab Institute of Technology, Sikhwala, Mukatsar Sahib.
- Item No. 41.12 : To discuss and finalize the agency and its fee for obtaining 'Griha Rating' for new works being executed at main campus, Kapurthala.
- Item No. 41.13 : Any other point with the permission of the Chair.



PUNJAB TECHNICAL UNIVERSITY, JALANDHAR

Agenda Note for the 41st meeting of the Standing Building Construction Committee.

Item No. 41.1 : To confirm the Minutes of 40th meeting of Standing Building Construction Committee held on 21.01.2014.

The minutes of 40th meeting of Standing Building Construction Committee held on 21.01.2014 were circulated on 05.02.2014. The minutes circulated are to be confirmed.

Item No. 41.2 : Action taken on various items discussed during previous meetings of Standing Building Construction Committee.

Action taken on various items discussed during previous meeting of Standing Building Construction Committee is as under:

- The detailed design and estimation for External Electrical works for the new buildings being constructed for Punjab Institute of Technology, Kapurthala and Punjab Institute of Technology, Nandgarh based upon the electric load approved by the Building committee in the previous meeting have been started by the Architect.
- The Architect has submitted offer for taking up the works pertaining to 'Griha Rating' in respect of the works of new buildings of Punjab Institute of Technology, main campus, Kapurthala and the same is to be discussed in the present meeting.
- The Architect has prepared concept plans for Convention centre proposed to be constructed at main campus, Kapurthala based upon the seating capacity and scheme approved in the previous meeting and the same is to be presented in the present meeting.
- The Architect has submitted rough cost estimate for hostels proposed to be constructed at main campus, Kapurthala based upon the concept plans approved in the previous meeting and the same is to be discussed in the present meeting.
- PWD has awarded the works of parking area to be developed at PTU's main campus, Kapurthala and balance portion of boundary wall of Punjab Institute of Technology, main campus, Kapurthala.
- PTU has released advance payment to Punjab State Council for Science and Technology for conducting 'Energy Audit' for PTU's administrative building at main campus, Kapurthala. It has been informed by them that the audit will be taken up after commencement of running of central air-conditioning plant.



Item No. 41.3: To discuss and finalize the plans of proposed convention centre at main campus, Kapurthala.

In 40th meeting of Standing Building Construction committee, capacity of the auditorium in convention centre proposed to be constructed at main campus, Kapurthala was decided as 800 persons with a provision for air-conditioned VIP banquet of 200 persons and banquet for students etc. to be made in veranda/open space near the convention centre. The Architect was advised to prepare fresh design/plans and present the same in the next meeting.

Accordingly, the Architect has prepared a fresh concept plans for the convention centre and is being presented in this meeting.

The matter is placed before the Committee for discussions and approval please.

Item No. 41.4 : To discuss and finalize the Master plan and buildings proposed to be constructed under Phase-I in respect of Punjab Institute of Technology, Arniwala, Fazilka.

Punjab Govt. has made available about 12 acres of land at Arniwala, Fazilka to PTU for establishment of Punjab Institute of Technology. The work of construction of boundary wall for this campus is being executed by PWD and is nearing completion. Change of Land Use (CLU) has already been sanctioned for this land. During the various discussions held at PTU, it has been decided to take up the construction of campus buildings on modular basis. Accordingly, the Architect has prepared the master plan for this campus and buildings proposed to be constructed under Phase-I. The same will be presented by the Architect in the meeting.

The matter is placed before the Committee for discussions and approval please.

Item No. 41.5 : To discuss and finalize the Master plan and buildings proposed to be constructed under Phase-I in respect of Punjab Institute of Technology, Sikhwala, Mukatsar Sahib.

Punjab Govt. has made available about 13 acres of land at Sikhwala, Mukatsar Sahib to PTU on lease for establishment of Punjab Institute of Technology. The work of construction of boundary wall for this campus is being executed by Panchayati Raj Department and is nearing completion. Change of Land Use (CLU) has already been sanctioned for this land. During the various discussions held at PTU, it has been decided to take up the construction of campus buildings on modular basis. Accordingly, the Architect has prepared the master plan for this campus and buildings proposed to be constructed under Phase-I. The same will be presented by the Architect in the meeting.

The matter is placed before the Committee for discussions and approval please.

Item No. 41.6 : **To discuss and approve the rough cost estimate for construction of proposed hostels at main campus, Kapurthala.**

In 39th meeting of Standing Building Construction committee, provision for hostels with a capacity of 400 students at main campus, Kapurthala was approved with the following break-up:

- a) Married accommodation : 50 students
- b) Girls hostel : 150 students
- c) Boys hostel : 200 students

In 40th meeting of Standing Building Construction committee, the concept plans for the above hostels were approved.

Based upon the above, the Architect has submitted rough cost estimates based upon plinth area rates of CPWD for an amount of Rs. 6097.44 lacs (Annexure-A).

The matter is placed before the Committee for discussions and approval please.

Item No. 41.7 : **To discuss and approve the plans and rough cost estimate for construction of Director office in balance portion of College Building-3 at Punjab Institute of Technology, main campus, Kapurthala.**

In 39th meeting of Standing Building Construction committee, construction of Director office in balance portion of college building-3 at Punjab Institute of Technology, main campus, Kapurthala was approved with the following suggestions:

- i. The plans presented by the Architect are for Ground and First floor only. Committee suggested that possibility of provision of second floor may also be explored as nearby building (college building No. 3) are having ground plus two floors.
- ii. The details of officers/teaching faculty proposed to be housed in this proposed office may be advised by the Director/PIT to the Architect so that all the required facilities are provided accordingly.

Based upon the above, the Architect has prepared plans for this area and will be presented in this meeting. The Architect has also submitted rough cost estimates based upon plinth area rates of CPWD for an amount of Rs.295.78 lacs (Annexure-B).

The matter is placed before the Committee for discussions and approval please.

Item No. 41.8 : **To discuss and approve the rough cost estimate for construction of buildings under Phase-I of Punjab Institute of Technology, Arniwala, Fazilka.**

Based upon the discussions held between PTU and the Architect, the Architect has submitted rough cost estimates based upon plinth area rates of CPWD for an amount of Rs. 1373.68 lacs (Annexure-C) for the works to be executed under Phase-I of Punjab Institute of Technology, Arniwala, Fazilka.

The matter is placed before the Committee for discussions and approval please.

Item No. 41.9 : To discuss and approve the rough cost estimate for construction of buildings under Phase-I of Punjab Institute of Technology, Sikhwala, Mukatsar Sahib.

Based upon the discussions held between PTU and the Architect, the Architect has submitted rough cost estimates based upon plinth area rates of CPWD for an amount of Rs. 1374.82 lacs (Annexure-D) for the works to be executed under Phase-I of Punjab Institute of Technology, Sikhwala, Mukatsar Sahib.

The matter is placed before the Committee for discussions and approval please.-

Item No. 41.10 : To discuss and approve the scheme and estimate for raising, repairing and painting of existing boundary wall of main campus, Kapurthala.

This is to bring to the kind notice of the committee that level difference between existing ground level (outside) and top of the boundary wall (on back side) of the main campus, Kapurthala is very less and animals (dogs etc) are entering the campus through this area and are causing nuisance in the campus. Moreover, the security of the campus is also getting affected. Based upon the discussions held between PTU and the Architect, the Architect has proposed to raise the wall height by 900 by using steel grills. In addition to the above, plaster/painting done on the wall has peeled off at many locations and requires repairs/repainting. For executing the works of raising of wall heights (three sides except front side), repair of plaster and repainting of all the walls, the Architect has submitted estimate for an amount of Rs.43.14 lacs (Annexure-E).

The matter is placed before the Committee for discussions and approval please.

Item No. 41.11 : To discuss and finalize the executing agency for construction of campus (1st Phase) of Punjab Institute of Technology, Sikhwala, Mukatsar Sahib.

This is to bring to the kind notice of the committee that PTU released payment to Deputy Commissioner, Mukatsar Sahib for execution of boundary wall works of Punjab Institute of Technology, Sikhwala, Mukatsar Sahib. Deputy Commissioner has released this payment to Panchayati Raj Department and thus the work of boundary wall for this campus is being executed by Panchayati Raj Department. PTU has already signed MOU with PWD for execution of various works. Panchayati Raj Department also agreed to execute the works as per the MOU signed between PTU and PWD and submitted a signed copy of MOU to PTU as a token of their acceptance.

The matter is placed before the Committee for discussions and taking a decision whether main campus works of this institute are to be got executed from Panchayati Raj Department or PWD.

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Item No. 41.12 : To discuss and finalize the agency and its fee for obtaining 'Griha Rating' for new works being executed at main campus, Kapurthala.

In 39th meeting of Standing Building construction committee, it was suggested by the committee to Architect that efforts/provisions should be made in the new works being executed at main campus, Kapurthala to achieve 'level 4 of Griha Rating'. Accordingly, a presentation was made by the Architect in 40th meeting of Standing Building construction committee, wherein, the provisions to be made in the design were finalized.

It has been indicated by the Architect that consultancy charges for 'Griha Rating' are not included in his scope of work and submitted an offer for the same for an amount of Rs. 4.00 lacs plus taxes and visit charges etc.(Annexure-~~E~~).

The matter is placed before the Committee for discussions and further directions please.

Item No. 41.13 : Any other point with the permission of the Chair.



ANNEXURE-A

ANNEXURE - A

Punjab Technical University, Jalandhar
PRELIMINARY COST ESTIMATE

PRELIMINARY ESTIMATE

PREAMBLE TO PRELIMINARY ESTIMATE

1. **State:** PUNJAB
2. **Name of Work**
 - 2.1. Construction of Punjab Technical University, Jalandhar.
 - 2.2. This preliminary estimate of probable cost of Rs. 60,97,44,458 (Rs. Sixty crore, ninety seven lakh, forty four thousand, four hundred and fifty-eight) excluding contingencies, cost of external development and departmental charges has been framed by Archigroup Architects (Regd.)
3. **History**
 - 3.1. This preliminary estimate covers the probable cost of construction of Boys hostel, Girls hostel and Married students hostel blocks along with boundary walls, roads & parking. This scope of work was finalized in the 40th meeting of the Standing Building Construction Committee held on January 21, 2014. This estimate is submitted for accord of Administrative approval and expenditure sanction by the competent authority.
4. **Design & Scope:**
 - 4.1. The proposed buildings shall be constructed as RCC structure. The present estimate and campus consists of the following:
 - 4.1.1. Boys hostel Block: - The block has two wings, one being G+8 and the other G+6 storied structure consisting of Single seated rooms for 200 students, warden office, laundry, sick-room, recreational hall, kitchen and dining area.
 - 4.1.2. Girls hostel Block: - The block is a G+8 storied structure consisting of Single seated rooms for 145 students, warden office, laundry, sick-room, recreational hall, kitchen and dining area.
 - 4.1.3. Married students hostel Block: The block is a G+6 storied structure comprising of accommodation for 50 married students.
 - 4.1.4. Boundary Wall.
 - 4.1.5. Roads & Parking.
5. **Civil works:** Most of the items to be executed in these buildings are already included in the provisions in the PAR - CPWD for year 2012.
6. The salient features of various provisions are as under:
 - 6.1. **Main Building:** - The building shall be of R.C.C. framed structure with raft and combined footing.
 - 6.2. **Foundation:** - As per structural design based on soil investigation.
 - 6.3. **Flooring:** - As per PAR - CPWD for year 2012.
 - 6.4. **Doors and windows:** -
 - 6.4.1. Door frames shall be with MS sections and shutters flush doors. Windows shall be of MS sections & shutter as per architectural drawings. Structural glazing has been

provided at places in the elevation. Fitting shall be steel or aluminum as per architect's requirements.

- 6.5. **Staircase Railing:** Mild steel railing with multi surface paint/ synthetic enamel in other buildings
- 6.6. **Toilets:** Ceramic floor tiles and dado up to door level height with glazed ceramic tiles, vitreous china WC, washbasin and urinals.
- 6.7. **Roofing:** - Terrace shall have coba treatment.
- 6.8. **Internal Finishing:** All walls and ceilings to be treated with 2mm thick POP followed by plastic emulsion paint except ceiling which will be done with white wash. Synthetic enamel paint on all wood work and steel work.
- 6.9. **External Finishing:** Weather proof paint, stone cladding and structural glazing as per architectural drawings.

7. Electrical services:

7.1. Following provisions have been made in this preliminary estimate.

- 7.1.1. Fire fighting with wet riser system.
- 7.1.2. Automatic Fire alarm system.
- 7.1.3. Internal Electrical Installation, data, networking, power plugs etc.
- 7.1.4. Telephone conduits have been incorporated in Married students hostel block

7.2. All works shall be carried as per CPWD specification with up to date correction slips.

8. Exclusions:

- 8.1. No provisions have been made in the preliminary estimate for interior decorations, furniture façade lighting, for external development works like rain water harvesting bulk services such as tube wells, pumps, extension of lines, HT- substation equipment, LT distribution system, DG sets, external lighting, IBMS and CCTV access control system etc.

9. Rates

9.1. Rates are based on CPWD PAR of 1.10.2012. For the items not covered under PAR 2012, rates have been derived from market-rates or DSR with appropriate cost index.

10. T & P : No special T&P is required all other shall be arranged by the contractor.

11. Land : Available.

12. Method : by contract after call of tenders.

13. Time Allowed : 24 Months from the award of work.

Punjab Technical University, Jalandhar
PRELIMINARY COST ESTIMATE

SUMMARY- PRELIMINARY ESTIMATE				
S. No.	Building / Component	Plinth Area' (Sqm)	Total Cost of building In Rs	Reference
1	2	3	4	7
1	Boys Hostel	11,116.03	289,057,530.15	Ref. Annexure 1
2	Girls Hostel	7,174.70	190,043,992.82	Ref. Annexure 2
3	Married Students Hostel	4,429.00	113,069,880.70	Ref. Annexure 3
4	Sub Total for Buildings (Sum- 1:3)	22,719.73	592,171,403.67	
5	Other Building Expenses (Bounday Wall, Roads & Parking, Richer Specifications)		17,573,054.34	Ref. Annexure 4
6	Total including other building expenses (4+5)		609,744,458.01	

* For areas refer Area Statement- Annexure 5

low cost