

**AGENDA FOR 54<sup>th</sup> MEETING OF  
STANDING BUILDING CONSTRUCTION COMMITTEE**

- Item No. 54.1 : To confirm the minutes of 53<sup>rd</sup> meeting of Standing Building Construction Committee held on 11.10.2018.
- Item No. 54.2 : Action taken on various items discussed during 53<sup>rd</sup> meeting of Standing Building Construction Committee.
- Item No. 54.3 : To review the progress of construction works being executed by PWD.
- 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.
- 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.
- Item No. 54.6 : To consider the concept plans and rough cost estimates of proposed dinning and kitchen area near girls hostel, APST campus, main campus, Kapurthala.
- 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 facilities in auditorium (under construction) at University's main campus, Kapurthala.
- Item No. 54.8 : To consider and finalize the agency for execution of development works at various campuses of University.
- Item No. 54.9 : Any other item with the permission of chair.

**Item No. 54.1 : To confirm the minutes of 53<sup>rd</sup> meeting of Standing Building Construction Committee held on 11.10.2018.**

The minutes of 53<sup>rd</sup> meeting of Standing Building Construction Committee held on 11.10.2018 were circulated on 11.10.2018 (Placed at Annexure-A). No comments have been received from any member. The minutes circulated may be confirmed.

**Item No. 54.2 : Action taken on various items discussed during 53<sup>rd</sup> meeting of Standing Building Construction Committee.**

The actions Taken on various items discussed during 53<sup>rd</sup> meeting of Standing Building Construction Committee are as under:

- i) **Item No. 53.1 : To confirm the Minutes of 52<sup>nd</sup> meeting of Standing Building Construction Committee held on 30.05.2017**  
**Committee Decision :** The Committee confirmed the minutes of 52<sup>nd</sup> meeting of Standing Building Construction Committee.

**Action Taken :** No action required.

- ii) **Item No. 53.2 : Action taken on various items discussed during 52<sup>nd</sup> meeting of Standing Building Construction Committee.**  
**Committee Decision :** Executive Engineer, IKG PTU informed the committee about the actions taken on various items discussed during 52<sup>nd</sup> meeting of the committee.

**Action Taken :** No action required.

- iii) **Item No. 53.3 : To review the progress of construction works being executed by PWD**

**Committee Decision :**

- a) **Main campus, Kapurthala:**

Committee noted the progress of various ongoing works. It was informed by Chief Engineer, PWD that works of College Buildings I, II, III, library, seminar hall and Hostels (near College building -III) have been completed and the works of new hostels and auditorium are in progress

and will be completed as per the following schedule:

S. No.	Description of Buildings	Target date as agreed by PWD
1	Boys Hostels (balance 51 rooms) alongwith external works.	31.10.2018
2	Married student hostels with lift and external works.	31.12.2018
3	Girls Hostel – complete internal and external works.	31.03.2019
4	Auditorium	31.03.2019
5	External development works (PH) – Phase-IV.	UGSR – 31.12.2018 STP – 31.03.2019
6	Electrical sub-station (Phase – IV).	31.12.2018
7	External development works (Phase-IV) Civil, Sports track and Playing fields.	31.12.2018

It was informed by PWD that invitation of tenders for staff residences and Indoor and outdoor stadium are in process.

**Action Taken :**

- a) The works of Boys hostels (51 rooms) have been completed and the same have been occupied.
- b) The works of Married student hostels, Girls hostel, auditorium, external development works (PH, Civil, sports track and playing fields) and electrical sub-station are still in progress.
- c) Tenders for staff residences and Indoor and outdoor stadium are still to be invited by PWD.

**Item No. 53.4 : To consider the concept plans and estimates of main entrance gates proposed at University's main campus, Kapurthala.**

**Committee Decision :** After detailed discussions, committee approved the proposal presented by the Architect for main entrance gates. Estimates for these works have also been approved as per the following details:

1. Gate No. 1 & 3 : Rs. 44.68 lacs/ per gate (Total : Rs. 89.36 lacs)
2. Gate No. 2 : Rs. 134.17 lacs

**Action Taken :** Detailed design and estimates have been completed by the Architect and provided to PWD. Administrative approval for estimate of gate No. 2 has been granted to PWD and whereas vetted estimates for gate No. 1 & 3 are awaited from PWD.

**Item No. 53.5 : To consider the concept plans and estimates of entrance porch and reception proposed to be developed on front side of the main administrative building at University's main campus, Kapurthala.**

**Committee Decision :** After detailed discussions and deliberation, committee decided that the entire structure of entrance porch will be provided with SS cladding, the cost for the same shall be provided by the Architect after detailed designing. Estimate for renovation of Reception area amounting to Rs. 75.16 lacs has been approved.

It was decided by committee that display area for keeping memento, trophies etc. to be planned in the reception area. Touch screens are to be provided in place of digital screens.

**Action Taken :** Detailed design and estimates for roads and foundations of entrance porch have been completed by the Architect and provided to PWD for vetting. Detailed designing and estimation for balance works are being done by the Architect.

**Item No. 53.6 :** To consider the location, revised floor plans and estimates of proposed workshop and connection bridge between Academic Block -III and workshop at University's main campus, Kapurthala.

**Committee Decision :** After detailed deliberations and discussions, committee approved the location and concept plans proposed by the Architect for proposed workshop (G+2 floors) and connecting bridge with covered passage as shown in option-II between workshop and Academic Building-III. Rough cost estimates for these works amounting to Rs. 2464.56 lacs. have also been approved.

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

**Item No. 53.7 :** To consider the concept plans and rough cost estimates of proposed guest house at University's main campus, Kapurthala

**Committee Decision :** After detailed discussions, committee approved the concept plans earlier approved for the guest house with minor modifications as presented by the Architect. Revised estimated cost amounting to Rs. 854.42 lacs have also been approved. It was decided to provide large size entrance porch (with parking capacity of atleast two vehicles) in front of main entry of the guest house.

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

**Item No. 53.8 :** To consider and approve the capacity and rough cost estimates of proposed Under Ground Storage Reservoir and Sewage Treatment Plant for Phase –V at University's main campus, Kapurthala.

**Committee Decision :** After detailed deliberations and discussions, committee approved the capacity and rough cost estimates of Under Ground Storage Reservoir and Sewage Treatment Plant for Phase –V as under:

*Under Ground Storage Reservoir:-*

Capacity : 250 KL  
Estimated cost : Rs. 123 lacs

*Sewage Treatment Plant:-*

Capacity : 200 KL  
Estimated cost : Rs. 106 lacs

It was decided to inter-connect UGSR of phase –IV and Phase –V and similarly for STPs.

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

**Item No. 53.9 :** To consider the scheme and estimate of signage proposed to be fixed at various locations in University's main campus, Kapurthala.

**Committee Decision :** After detailed deliberations and discussions, committee approved the scheme of signage proposed by the Architect with an estimated cost of Rs. 118.22 lacs. It was decided to mark directional arrows in external signage of the buildings.

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

**Item No. 53.10 : To consider and approve the estimate of provision of LED screen, cameras, switching and control system in auditorium (under construction) at University's main campus, Kapurthala.**

**Committee Decision :** After discussions, committee approved the specifications and estimates for provision of LED screen, cameras, switching and control system in auditorium as per the following details:

LED Screen	:	Rs. 120.60 lacs
Cameras, Switching and Control systems	:	Rs. 58.98 lacs

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

**Item No. 53.11 : To consider provision and estimate of stainless steel in floors and walls of proposed swimming pool at University's main campus, Kapurthala.**

**Committee Decision :** After detailed discussions and deliberations, committee agreed for provision of stainless steel tank for the proposed swimming pool and approved revised estimates for the same as per the following details:

1. Swimming pool with stainless steel pool	:	Rs. 172.86 lacs.
2. Swimming pool equipment and filtration plant	:	Rs. 21.96 lacs.

**Action Taken :** Detailed estimates for civil works have been completed by the Architect and provided to PWD. However, estimates for stainless steel works and equipment & filtration plant are yet to be provided by the Architect.



**Item No. 53.12 : To consider the revised 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 site plan of various type of residences as proposed by the Architect.

**Action Taken :** No action required.

**Item No. 53.13 : To consider the concept plans and estimated cost of Vice Chancellor's office proposed to be developed at main administrative building at University's main campus, Kapurthala.**

**Committee Decision :** After detailed discussions and deliberations, committee approved the plans of Vice Chancellor office with an estimated cost of Rs. 57.12 lacs.

**Action Taken :** Detailed design and estimates have been completed by the Architect and provided to PWD. The works have been awarded by PWD and are in progress at site.

**Item No. 53.14 : To consider general specifications for Vice Chancellor's residence proposed to be constructed at University's main campus, Kapurthala**

**Committee Decision :**

After deliberations, committee approved general specifications proposed by the Architect for Vice Chancellor's residence.

**Action Taken :** The detailed estimates are being prepared by the Architect accordingly.

**Item No. 53.15 : To consider the revised plans and estimate of Vice Chancellor's residence proposed to be constructed at University's main campus, Kapurthala**

**Committee Decision :** After detailed discussions and deliberations, committee approved the revised plans of Vice Chancellor's residence and annex with an estimated cost of Rs. 330.46 lacs. It was decided to plan a rotary in front of entrance of the residence for turning of vehicle for parking area.

**Action Taken :** The detailed estimates are being prepared by the Architect accordingly.

**Item No. 53.16 : To consider and approve the revised plan and estimate of Registrar residence proposed to be constructed at University main campus, Kapurthala.**

**Committee Decision :** After detailed discussions and deliberations, committee approved the revised plans of Registrar's residence with an estimated cost of Rs. 143.68 lacs.

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

**Item No. 53.17 : To consider concept plans and estimates of training & placement office, student facilitation centre proposed to be established at ground floor of main administrative building, University main campus, Kapurthala.**

**Committee Decision :** After deliberations, committee approved the concept plans proposed by the Architect and estimates for establishment of training & placement office, student facilitation centre as per the following details:

- |  |   |                |
|--|---|----------------|
| 1. Cafeteria and Student Facilitation Centre | : | Rs. 59.39 lacs |
| 2. Training and Placement office             | : | Rs. 43.84 lacs |

**Action Taken :** Detailed design and estimates have been completed by the Architect for civil works of Training and Placement office and provided to PWD. However, estimates for cafeteria, SFC and electrical and HVAC works of Training and Placement office are yet to be provided by the Architect.

**Item No. 53.18 : To consider the renovation scheme and estimates of seminar hall and banquet hall, main administrative building, University main campus, Kapurthala**

**Committee Decision :** After deliberations, committee approved the renovation scheme and estimates for renovation of seminar hall and banquet hall as per the following details:

- |                 |   |                |
|-----------------|---|----------------|
| 1. Banquet Hall | : | Rs. 30.35 lacs |
| 2. Seminar Hall | : | Rs. 34.83 lacs |

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

**Item No. 53.19 : To consider recruitment of technical staff for onstruction cell of the University.**

**Committee Decision :** After detailed discussions, committee approved recruitment of following technical staff for construction and maintenance cell of the University:

- |      |                                 |   |    |
|------|---------------------------------|---|----|
| i)   | Sub Divisional Engineer- Civil  | - | 01 |
| ii)  | Junior Engineer/(Civil)         | - | 02 |
| iii) | Junior Engineer/(Electrical)    | - | 01 |
| iv)  | Junior Engineer/(Public Health) | - | 01 |
| iv)  | Junior Engineer/(Horticulture)  | - | 01 |

**Action Taken :** Process for recruitment of above staff has been initiated by University.

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

**b) Main campus, Kapurthala:**

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	Girls and Married student hostels (200 rooms)	01.10.2015	16.03.2016	15.09.2017	Works are still in progress (83%)
6	Auditorium	19.07.2016	07.11.2016	06.11.2017	Works are still in progress (86%)
7	External development works (PH) - Phase-IV	07.03.2017	01.10.2017	30.09.2018	Works are still in progress (65%)
8	Electrical sub-station (Phase - IV)	27.06.2017	06.09.2017	05.03.2018	Works are still in progress (75%)
9	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 (60%)

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

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

1. Staff Residences (67 Nos) - Rs. 2329 lacs
2. Indoor and Outdoor stadium - Rs. 1722 lacs
3. Workshop - Rs. 2029 lacs
4. Guest House - Rs. 868 lacs
5. Gate No. 1 & 3 - Rs. 76.00 lacs
6. UGSR and STP (Phase V) - Rs. 229.0 lacs

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

**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.**

In 49<sup>th</sup> meeting of Standing Building Construction Committee (item No. 49.4), floor plans for various type of residences proposed to be constructed at main campus, Kapurthala was approved. However, in one of the meeting held under the chairmanship of Vice Chancellor with Architect, it was noted that size of some of the rooms proposed in residences are small. Additionally, some other deficiencies were also noted in the approved plans. Accordingly, Architect was advised to review the plans and prepare revised plans. Architect has revised the plans and will be making a presentation on the same.

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

**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.**

Director, main campus, Kapurthala has submitted requirement for construction of a new lecturer theatre complex at University's main campus, Kapurthala with following facilities to cater the future academic requirements:

- |                                     |   |             |
|-------------------------------------|---|-------------|
| 1. Classrooms of capacity 250 seats | : | 4 Nos.      |
| 2. Classrooms of capacity 150 seats | : | 6 Nos.      |
| 3. Classrooms of capacity 60 seats  | : | 20 Nos.     |
| 4. Other facilities                 | : | As required |

Accordingly, Architect was advised to prepare the concept plans. Architect has prepared concept plans and will be making a presentation on the same. The concept plans and rough cost estimate for this work amounting to Rs. 85.63 crores as submitted by the Architect for the same is placed at Annexure-B.

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

**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.**

This is to inform that one hostel each for Boys and Girls was constructed at APST campus, main campus, Kapurthala. Both these hostels were having kitchen and dining room facilities. However, later on, both these hostels have been converted into girls hostels. Now after conversion one set of kitchen and dining area is being used and whereas one set has become redundant. Moreover, students residing in one hostel are to go to other hostel for meals and causing lot of inconvenience to students. To take of the same, Architect was advised to prepare a scheme and plans. Accordingly, Architect has prepared scheme and concept plans and will be making a presentation on the same.

The concept plans and rough cost estimate for this work amounting to Rs. 116.81 lacs as submitted by the Architect for the same is placed at Annexure-C.

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



**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.

This is to inform that in the earlier approved estimates for various works to be executed in auditorium (under construction) at University's main campus, Kapurthala, estimates for provision of projectors, stainless steel cladding on reception columns and chairs & tables for stage with pop-up screen and microphone facilities were not included. Architect has submitted estimates for these works as per the following details (placed at Annexure-D):

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
	<b>Total</b>	<b>Rs. 99.89 lacs</b>

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

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

This is to inform that construction works of all the campuses of the University are being executed by PWD for which a MOU has been signed between IKGPTU and PWD. This MOU was signed initially for a period of three years on 02.02.2013 and i.e. upto 01.02.2016. As per the provisions contained in the MOU, the validity of this MOU was extended for a period of three years i.e. upto 01.02.2019. On the file put up for further extension of MOU, a committee was constituted by Vice Chancellor, IKGPTU for submission of performance report of PWD. This committee submitted that performance of PWD cannot be considered as satisfactory. Further, the same committee was constituted to suggest remedial measures to take up new construction works of the University. The committee constituted has submitted their opinion that decision for execution of University's new construction works is a policy decision and may be taken at the level of University's Standing Building Construction Committee and/or Board of Governors. Copy of the minutes of the committee are placed at Annexure-E.

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

**Item No. 54.9 : Any other item with the permission of chair.**