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**SHAHEED BHAGAT SINGH
STATE TECHNICAL CAMPUS, FEROZEPUR**

AGENDA

of

THE 12th MEETING OF THE BUILDING & WORKS COMMITTEE

VENUE: Office of the Principal Secretary to Govt. of Punjab,
Department of Technical Education & Industrial Training,
Room Number 214, 2nd floor, Min Secretariat, Sector 9,
Chandigarh

DATE: 26th October, 2012

TIME: 11:00 am

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of
Shaheed Bhagat Singh State Technical Campus, Ferozpur
(26th October, 2012)

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| 2 | Director, Department of Technical Education & Industrial Training (Punjab), Chandigarh | Member |
| 3 | Director, SLIET, Longowal | Member |
| 4 | Director, NIT Jalandhar | Member |
| 5 | Chief Engineer, PWD(B&R), Punjab | Member |
| 6 | Chief Architect, Punjab | Member |
| 7 | Chairman cum MD, NBCC, New Delhi (or nominee) | Member |
| 8. | Principal, Shaheed Bhagat Singh College of Engineering & Technology, Ferozpur | Member Secretary |

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ITEM No. 12.1: Confirmation of the minutes of the 11th meeting of B&WC

The approved proceedings of the 11th meeting of B&WC were communicated to all members for their information and comments on 07/05/2012 vide letter no SBS CET/FZR/701-707 (**Annexure 1, page 16**), if any. No comments have been received from any of the members. The approved proceedings are placed before the 12th B&WC for confirmation please.

ITEM No. 12.2: Action taken report on the agenda points of previous meeting

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| Item:11.3 | Payment for construction of new Lecture Halls & Tutorial Rooms |
| Decision: | It was decided that the college shall release 50% more payment to PWD (B&R), in addition to 10% already released to meet their immediate requirements. Further it was decided that PWD (B&R) will submit a bar chart plan to the college indicating the work likely to be completed and payments to be released. Accordingly approval will be taken from Hon'ble Chairman, Finance Committee on a single file for the release of remaining payments |
| Action Taken: | In pursuance of the approval of the Building & Works Committee (11 th Meeting), as above, a payment of Rs 123 lakh was released to the PWD B&R. (Total payment released to PWD B&R till date is Rs 148 lakh). Thereafter, vide letter no. 1067 dated 16/07/2012 (Annexure 2, page 17), Executive Engineer PWD B&R, demanded that the balance amount of Rs 98.45351 lakh be paid in a single installment since the structure is almost complete. Utilization certificates for the said Rs 148 lakh have been submitted by the PWD B&R vide letters no. 5779 dt 12/3/12 and 1067 dt 16/7/12. As per decision of the 24th meeting of the Finance Committee, vide item no. 24.24 (wherein it was decided that "approval will be taken from Hon'ble Chairman Finance Committee on a single file for release of the remaining payments"), a noting SBS CET/FZR/2742 dated 31/07/2012 (Annexure 3, page 18) was sent to PSTE&IT cum Chairman Finance Committee to allow the college to release the remaining amount of Rs 98.45351 lacs to PWD (B&R), Till date, no communication has been received from the office of PSTE&IT cum Chairman Finance Committee. |

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| Item:11.4 | Approval of Inspection Committee |
| Decision: | The following inspection committee was approved for the inspection of college buildings being constructed or to be constructed in future in the college campus by PWD (B&R): <ol style="list-style-type: none"> 1. Prof & Head, Deptt of Civil Engg, GZSCET Bathinda (Chairman) 2. Prof & Head, Deptt of Civil Engg, GNDEC Ludhiana 3. Nominee of Hon'ble Commissioner Tech. Edu. & Indl. Trg. (Pb) (on behalf of Govt. of Punjab) 4. Maintenance Engineer, SBSCET Ferozepur |
| Action Taken: | All members of the said committee were informed of the decision of the item 11.4 regarding their appointment to the said committee vide letter no. SBS/FZR/764-67. dated 09/05/2012 (Annexure 4, page 19). Thereafter, the committee has carried out three inspections of the new lecture halls and tutorial rooms (on 26/06/2012, 12/07/2012 and 19/10/2012). Reports of the inspection meetings are placed as Annexures 5 & 6 at Page 20 & 21 . Till now the inspection report dated 19.10.2012 has not been received from the inspection Committee. |
| Item:11.5 | Remodeling & Repair of Toilet Blocks of Hostels |
| Decision: | It was decided that a committee of representatives from NBCC and PWD (B&R) under the Chairmanship of Head of Civil Engg department of GZSCET Bathinda will visit the college to examine the cause of cracks and other deteriorations developed in the hostels, the chemical block and / or other buildings of the college campus. The committee shall also suggest remedial measures to be taken. The committee will also fix the responsibility for poor quality of construction of this hostel as well as other blocks/ hostels and other college buildings. Further decision on who shall pay the cost of repair of these structures as well as cost of remodelling shall be taken after receiving report of the committee. It was also decided that PWD (B&R) will examine whether the hostel building is safe for occupancy or not. The committee shall submit its report within 15 days. ✕ |
| Action Taken: | Inspections of the said buildings were carried out by the committee approved by the 11th BWC on and 26/6/2012 & 12/7/2012. The committee observed that "a |

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| Action Taken: | near vertical crack has appeared on the outer wall of the toilet block but this crack is not of a serious nature as it has not widened during the course of last two years or so (as reported by the hostel warden”). The committee suggested a four pronged strategy for this case vide its report no. 1172 dated 26/6/12. The report has been placed at Annexure 5, page 20 . The Officer Incharge Maintenance & the Maintenance Supervisor in their report (dated 17/10/2012), (Annexure 7, page 22) submitted to the Officer In charge Maintenance, has certified that these four points have been acted upon and the cracks are filled with mortar as per verbal directions of the Chairman of the Inspection Committee. |
| Item:11.6 | Revised Site Plans of new Lecture Halls & Tutorial Rooms |
| Decision: | It was decided that Chief architect Punjab shall check the revised architecture design of the building to ascertain whether revision to the original architectural design can lead to change in cost of construction, if any. Accordingly, the matter shall be reported in the next meeting of the Building & Works Committee. |
| Action Taken: | The Chief Architect Punjab was requested to submit a report in this matter (vide letter no. SBSCET/FZR/768-69 dated 09/05/2012, Annexure 8, page 23). Subsequently, the college, vide letter no. ਯਫ 2012/3187 dated 18/09/2012 (Annexure 9, page 24), has been informed by the Chief Architect Punjab that the floor area in the revised architectural design has been reduced by 3483 sq. feet and hence a revised estimate is necessitated from the engineering wing (of the PWD). The matter for revision of cost estimates was referred to the PWD (B&R) Provincial Division Ferozpur vide letter no. SBSCET/FZR/4696 dated 18/10/2012. The PWD B&R, vide letter no. 2043/ML dated 17/10/12 (Annexure 10, page25) have again demanded the same amount of Rs 98,45351/-. |
| Item:11.7 | Up-gradation of 11 kV Indoor sub-station in the college |
| Decision: | It was decided to consult the PSPCL to prepare the rough cost estimate for up gradation of the indoor substation of the college. If rough cost estimate prepared by PSPCL is found to be less than the cost estimate prepared by PWD (Electrical), then detailed cost estimation should be taken from PSPCL by depositing the requisite fee. Thereafter, up gradation of the indoor substation should be awarded to the lower of the abovementioned two estimates. |

Sachet

11/10/12

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| Action Taken: | A committee under the Chairmanship of Associate Director (Management Wing) has been constituted for this work. The committee has visited local panel fabricators in and around Ferozepur/Ludhiana. Three vendors have visited the college indoor sub-station so far and they are likely to submit their quotations soon. |
| Item:11.8 | Approval for construction of new Boys Hostel & Girls Hostel at SBSCET, Ferozepur |
| Decision: | Item was approved as proposed. Further, it was decided that construction of hostels shall be executed through PWD (B&R) and a two story girl's hostel (with provision for four floors) shall be constructed first. Chief Architect Punjab presented a revised architectural design of hostels in the meeting which was approved by the committee. It was decided that Chief Arch. Punjab will give this arch. Design to PWD (B&R) Ferozepur for construction of construction of boys and girls hostels in the college campus. It was also decided that the college will send a proposal to the Govt of Punjab for securing deficit funds from NABARD for the construction of these hostels. |
| Action Taken: | PWD (B&R), vide letter no. 2042/ML dated 17/10/2012 (Annexure 11, page 26) has demanded that a sum of Rs 430.77 lakh be released as mobilization funds. The matter is placed in the 12 th meeting of BWC (vide agenda item 12.3) for approval of payment of Rs 430.77 lakh as an advance to PWD (B&R), Provincial Division Ferozepur. |
| Item:11.9 | Approval to Get Soft Loan from PTU Jalandhar for the construction of Hostels at SBSCET, Ferozepur Under SEEM Project |
| Decision: | Item was approved in principle. Since PTU is running a SEEM project in the college campus for providing education to 10+1 and 10+2 students, therefore, it was decided to approach the PTU Jalandhar through Punjab Government for getting a grant /soft loan of Rs 10 Crore for the construction of Boys & Girls Hostels which will be used for SEEM project students and other students of the college. Under this SEEM scheme PTU is providing free education as well as boarding & lodging facilities in the college campus to about 100 students from economically weaker sections and rural areas of Punjab. |

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| Action Taken: | Keeping in view the acute shortage of accommodation, the matter was taken up in the 9 th meeting of the Board of Governors, held on 22 nd September, 2012 (vide agenda Item no. 9.5). The Board has "approved the proposal and decided to request the Punjab Technical University, Jalandhar to give Rs 10 Crore as a grant to Shaheed Bhagat Singh State Technical campus, Ferozepur for constructing a 4 th Boys Hostel. In the said meeting of the BOG, the VC of the Punjab Technical University had assured the Hon'ble Shree. Anil Joshi ji, Minister for Technical Education & Indll. Training, Government of Punjab that he shall consider the proposal and also put it up in the next meeting of Finance Committee of PTU for approval. The college has written a letter no. SBSCET/FZR/4697-99 dated 18/08/2012 (Annexure 12, Page 27) to the Hon'ble PSTE&IT Punjab & letter no. SBSCET/FZR/4621-24 dated 15/10/2012 (Annexure 13, Page 28) to the Vice Chancellor PTU to release these funds at the earliest. |
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ITEM NO. 12.3: Payment for construction of new Girls Hostel

The matter regarding construction of new girls hostel in the college campus was approved in the 11th meeting of the Building & Works committee of the college held on 19th April, 2012 in the office of the Hon'ble Principal Secretary to the Government of Punjab, Department of Technical Education & Industrial Training. It was decided that construction of hostels shall be executed through PWD (B&R) and a two story girl's hostel (with provision for four floors) shall be constructed first. Chief Architect Punjab presented a revised architectural design of hostels in the meeting which was approved by the committee. It was decided that Chief Arch. Punjab will give this architectural design to PWD (B&R) Ferozepur for construction of construction of boys and girls hostels in the college campus.

Thereafter, the Executive Engineer PWD (B&R) was requested (vide letter no. SBSCET/FZR/675 dated 04/05/2012, (**Annexure 14, page 29**), to initiate further necessary action in the matter. Now, PWD (B&R), vide letter no. 2042/ML dated 17/10/2012 (**Annexure 11, Page 26**), has demanded that a sum of Rs 430.77 lakh be released as mobilization funds. The matter is placed before the committee for its kind considerations and decision please.

[Signature]


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ITEM No. 12.4 Construction of New Bank Building in College

The matter pertaining to the construction of a new bank building in this college was approved in the 9th meeting of the Building & Works Committee, held on 27th Dec, 2010, in the office of the Hon'ble Principal Secretary, Technical Education & Industrial Training (Punjab). Thereafter, a team of senior officials from State Bank of Patiala, visited the college and approved the site where this building has to be built, through PWD (B&R). The bank also submitted vide diary no. 438 dated 30/4/2012 a layout plan of the building which they would require as per their needs (**Annexure 15, page 30**). This plan was then communicated to the PWD (B&R) Ferozepur for estimation of cost involved in the execution of the said construction project. Subsequently, vide letter no.1251/ML dated 08/08/2012 (**Annexure 16, page 31**), PWD (B&R) has submitted a cost of Rs 37.72 lacs for constructing the said bank building in the college campus. This amount of Rs 37.72 lacs shall be used from the savings of Development Fund head of the college. Since the work related to the construction of the lecture halls and tutorial rooms was given to the PWD (B&R), accordingly, it is proposed to execute this work also through the PWD(B&R). The matter is placed for administrative approval of the committee to get the work executed as proposed above.

ITEM No. 12.5 Release of balance payment of new Lecture Halls & Tutorial Rooms

Construction work for new lecture and tutorial halls in this college, was handed over to the PWD (B&R), Provincial Division, Ferozepur, after due approval in the 9th meeting of the Building & Works Committee of this college (vide agenda item no. 9.3), held on 27th Dec, 2010. The revised architectural plan for the new lecture rooms and tutorial rooms submitted by the Executive Engineer PWD (B&R) Provincial Division Ferozepur, to the college (vide letter no. 4519/ML dated 17/01/2012, **Annexure 17, page 32**), alongwith the letter (regarding changes in old plan) received from the office of Chief Architect Punjab (End. No. ੫੯ . ਆ .- 2012/36 dated 04/01/2012, **Annexure 18, page 33**), was shown to a committee of all Heads of Departments. The revised plans were approved by the committee for onward communication to the PWD (B&R). The members requested the Principal to approach the PWD (B&R) and seek a written clarification on whether these changes in architectural plans would entail any change in the already submitted cost estimates and floor areas or not. It was decided that the college would request the PWD (B&R) for the abovesaid clarification on cost and floor area and place these before the Building & Works Committee for ratification.





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Vide letters nos. SBSCET/FZR/9152 dated 23/01/2012 (**Annexure 19, page 34**) and SBSCET/FZR/9760 dated 04/02/2012 (**Annexure 20, page 35**), Executive Engineer PWD (B&R), Provincial divisions, Ferozepur, was requested to clarify on revised costs. Vide letter no. 620/ML Dated 27/03/2012 (**Annexure 21, page 36**), it has been informed that estimated costs submitted originally were based on rough cost estimates. Thereafter, the matter was placed in the 11th meeting of the Building & Works Committee (vide agenda Item no. 11.6), held on 19th April, 2012 under the Chairmanship of the Hon'ble Principal Secretary to the Government of Punjab, Department of Technical Education & Industrial Training, for information and advice. It was decided that Chief architect Punjab shall check the revised architecture design of the building to ascertain whether revision to the original architectural design can lead to change in cost of construction, if any. Accordingly, the matter shall be reported in the next meeting of the Building & Works Committee.

Thereafter, the Chief Architect Punjab was requested to submit a report in this matter (vide letter no. SBSCET/FZR/768-69 dated 09/05/2012, **Annexure 8, page 23**). Meanwhile, PWD (B&R) has demanded to release the balance payment of Rs 98.45351 lacs vide letter no. 1067 dated 16/07/2012 (**Annexure 2, page 17**). Accordingly, a noting SBSCET/FZR/2742 dated 31/07/2012 (**Annexure 3, page 18**) was sent to PSTE&IT cum Chairman Finance Committee to allow this college to release the remaining amount of Rs 98.45351 lacs to PWD (B&R), Till date, no communication has been received from the office of PSTE&IT cum Chairman Finance Committee. Subsequently, the college, vide letter no. 2012/3187 dated 18/09/2012 (**Annexure 9, page 24**), has been informed by the Chief Architect Punjab that the floor area in the revised architectural design has been reduced by 3483 sq. feet and hence a revised estimate is necessitated from the engineering wing (of the PWD). The matter for revision of cost estimates was referred to the PWD (B&R) Provincial Division Ferozepur vide letter no. SBSCET/FZR/4696 dated 18/10/2012 (**Annexure 22, page 37**). However, vide letter no. 2043/ML dated 17/10/12 (**Annexure 10, page 25**), PWD B&R has again demanded the same amount of Rs 98,45351 as earlier. Further, the Inspection Committee (as approved in 11th meeting of the Building & Works Committee, vide agenda item no. 11.4), met on 26/7/2012, 12/7/2012, and 19/10/2012. The two available inspection committee reports are attached as **Annexure 5 & 6, at pages 20 & 21**. The report of the inspection held on 19/10/2012 is awaited. The matter is now placed for consideration and decision of the committee for release of final payment to PWD (B&R).

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ITEM No. 12.6 Construction of Gymnasium in the college

The matter pertaining to the construction of new Gymnasium in this college was placed in the 10th meeting of the Building & Works Committee of this college held under the Chairmanship of the Hon'ble Principal Secretary Technical Education & Industrial Training (Pb), Sh. Suresh Kumar (IAS) on 06th July, 2011. Vide item no. 10.5, in the approved minutes of the said meeting; the item was approved as proposed. Thereafter, the Hon'ble Sardar Sher Singh Ghubhaya, Member of Parliament (Ferozepur) sanctioned a sum of Rs 5.00 lacs for the purchase of gymnasium equipment in the college campus for the benefit of the students & staff. An approximate estimate of Rs 10.00 lacs (**Annexure 23, page 38**) has been prepared by the Maintenance Department of the college for the construction of the said hall. This amount shall be spent from the savings of Student Activity Fund of the college. This matter is placed before the committee for approval for constructing the Gymnasium hall in the college. The actual cost incurred in this work shall be reported in the next meeting of the Building & Works Committee.

ITEM No. 12.7: Construction of Temporary Parking Spaces for Residents of the staff colony

At the time of establishment of the college in 1995, vehicle parking provision were kept only in eight "A-Type" houses. Rest of the staff accommodation did not have any car garage/parking provision of vehicles. Now, the number of residents who own cars has exponentially grown due to better pay packets and finance schemes by private finance companies. This has led to a very large number of cars of staff being parked haphazardly on the roads which has led to unnecessary congestion, obstruction to the flow of traffic inside the college campus and hence have become a risk to life and property. To attend to this grave concern, it is proposed to provide for "temporary common parking facilities" at suitable locations in the campus. This will not only provide safe parking to campus residents but also lead to decongestion of campus roads and also reduce risk to life in a significant manner. Residents who opt to use this common vehicle parking facility shall be allotted specific parking spaces as per college seniority list and shall be charged a nominal Annual Maintenance Charge, on a per vehicle basis. As per information gathered from the office of Senior Architect North, Patiala, for a parking lot of 16 cars, an estimated area of 4500 sq. foot shall be required. The approximate cost for such a lot is likely to be Rs 7.00 lacs. The matter is placed for administrative approval of the B&WC to construct a parking lot of 16 car parking spaces for use by college faculty/staff as per seniority. The actual cost incurred on the work shall be reported in the next meeting of the Building & Works Committee.

ITEM No. 12.8 Construction of 2nd and 3rd floors of the newly constructed Teaching Block (Block F).

As per demand from the Dean Academic Affairs of the college, (vide letter no. 1583 dated 24/07/2012, **Annexure 24, page 39**), twelve new class/lab rooms (minimum size 66 sqm), one tutorial room (size 33 sq meter) & one Seminar room (132 sq meter), were required to meet AICTE norms for the newly established department of Civil Engineering in the college. Thereafter, the matter was again put to the Head, Department of Civil Engineering & Dean Academic Affairs of the college who certified that the infrastructure is essential and is required in addition to the existing infrastructure. Hence, the office of Sr. Arch (North) Patiala, was requested to submit drawings for the construction of two additional floors in the Block-F of the college (letter no. SBS/FZR/4524-27 dt. 08/10/2012, **Annexure 25, page 39A & 39B**). These architectural designs were put up to the meeting of Heads of Departments of the college, who approved the same for further action. Further, Heads of Departments in their meeting held on 16/10/2012 have again decided to construct the 16 lecture Halls (minutes of the meeting are placed as **Annexure 26, Page 40-41**). The Executive Engineer PWD (B&R) Provincial Division Ferozepur, was requested to provide the cost estimates & architectural designs for the 2nd & 3rd floors of the said proposed floors in Block F, (vide letter no. SBS/FZR/SPL.IM 431 dt 17/08/2012). Subsequently, vide letter no. 1987 /Misc dt. 11/10/2012 (**Annexure 27, page 42**), the Executive Engineer PWD has submitted to the college an estimate of Rs 327.10 lacs for the construction of said two floors as per drawings received from the office of Sr. Arch (North), Patiala. The drawings are placed as **Annexure 28, page 43**. The matter is placed for accord of administrative approval to construct the said two floors at the cost of Rs 327.10 lac through PWD (B&R).

ITEM No. 12.9 Taking over of Polytechnic and School Building

The First and Second Floor of both the Polytechnic and School buildings, which were constructed under NABARD Scheme of Govt. of Punjab, have been completed by PWD (B&R). The committee constituted by the office of DTE/IT vide office order No/ NABARD Project/Civil/14 dated 2.12.2009 (**Annexure 29, Page 44**) has carried out inspection of the building on 09.02.2010, 20.05.2010, 03.09.2010, 20.04.2011, 20.01.2012, and 22.02.2012. The reports of inspection committee are placed as **Annexure 30-35, Page Nos. 45 to 51**. Further, a college level inspection committee was also constituted vide letter No. SBS/Maint/1766-1771

dated 30.08.2011 and 10267-273 dated 22.02.2012 to check the inventory of both the buildings (Annexure 36 & 37, pages 52 & 53). Further some defects of the buildings were also conveyed to PWD (B&R) vide college letter No. SBS/FZR/422-25 dated 23.04.2012 (Annexure 38, page 54-55). The PWD (B&R) had informed to the college vide letter No. 665/ML dated 01.06.2012 that they have removed all the deficiencies of both the buildings (Annexure 39, page 56). The Estate Officer of the college has also written to Principal Poly Wing and Associate Director Management Wing vide letter no. EO/1092 dated 15.06.2012 to inform him if there is still any deficiency in these buildings so that NOC may be issued to PWD (B&R) for occupying the buildings (Annexure-40, Page 57). The committee constituted at college level on dated 22.02.2012 has also point out some deficiencies vide No. SBS/CSE/759 dated 12.07.2012 (Annexure 41, page 58-64). Thereafter, PWD (B&R) was asked vide letter No. 2668-75 dated 27.07.2012 to remove the deficiencies pointed out by the college level inspection committee on 11.07.2012 (Annexure 42, Page 65). The Principal Poly Wing and Associate Director Management Wing have informed vide diary No SBS/1089 dated 18.06.2012 and SBS/1090 dated 18.06 2012, respectively, that all the deficiencies of both the buildings have been removed (Annexure 43 & 44, Page 66 & 67). Further, the college level committee constitute on 30.08.2011 and 22.02.2012 has given their report vide No. CSE/847 dated 19.09.2012 stating that inventory is satisfactory (Annexure 45, page 68). The defects pointed out by the inspection committee were not rectified by PWD (B&R) and, subsequently, Estate Officer vide letter No. SBS/EO/1127 dated 19.09.2012 again asked the PWD (B&R) to remove the defects pointed out by inspection committee on 22.02.2012 (Annexure 46, Page 69-70). Thereafter, PWD (B&R) vide letter No. 306/ML dated 21.09.2012 intimated to the college stating that they have rectified and removed all the defects (Annexure 47, page 71). Thereafter, Estate officer has put up the noting on 21.09.2012 seeking approval to takeover buildings from PWD (B&R). Consequently, building was taken over by Estate officer of the college on 21.09.2012, vide diary no. 2495 (Annexure 48, page 72). The matter is placed for information of Building and Works Committee please.

ITEM No. 12.10 Addition of Dean (Infrastructure Planning & Resource Mobilization) as Member of the Building & Works Committee

Keeping in view the fact the college is devoid of many essential infrastructure like Central Library, Gymnasium, Administrative Block, Auditorium etc and that the government has not been providing any financial grant to the college, the Director has assigned the additional responsibility of Dean (Infrastructure Planning & Resource Planning) to a faculty member, who shall work in such directions and seek to generate additional funds from government agencies like the SAI, AICTE/MHRD etc and plan for new upcoming infrastructure on the campus . Therefore it is proposed to add the Dean (Infrastructure Planning & Resource Mobilization) as a permanent Member of the Building & Works Committee of the college.

ITEM No. 12.11 Any other item with the permission of the Chair.

Sodhey

THA
D.M.