

**SHAHEED BHAGAT SINGH
COLLEGE OF ENGINEERING & TECHNOLOGY,
MOGA ROAD, FEROZEPUR**

AGENDA

THE 11th 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: 19th April, 2012

TIME: 3:30 pm

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Shaheed Bhagat Singh College of engineering & Technology, Ferozepur
(11th Meeting of Building & Works Committee)

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CONSTITUTION OF THE BUILDING & WORKS COMMITTEE

1.	Principal Secretary to Govt. of Punjab Department of Technical Education & Industrial Training, Chandigarh	Chairman
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, Ferozepur	Member Secretary

ITEM No. 11.1: Confirmation of the minutes of the 10th meeting of B&WC

The approved proceedings of the 10th meeting of B&WC were communicated to all members for their information and comments on 22/08/2011 vide letter no SBSCET/FZR/3752-56 (Annexure 1, page 14), if any. No comments have been received from any of the members. The approved proceedings are placed before the 11th B&WC for confirmation please.

ITEM No. 11.2: Action taken report on the agenda points of previous meeting

Item:10.3	Construction of New Teaching Block
Decision:	It was decided to construct a four storey Teaching Block with three Lecture Halls of Capacity 90 students each and one Lecture Hall of capacity 120 students. Four tutorial rooms of capacity 60 students each on ground floor of the block as proposed in the agenda item. The work should be executed through the department of PWD (B&R).
Action Taken:	PWD(B&R) was informed of this decision vide letter no. SBS/FZR/3335-40 dated 09/08/2011. Further, the PWD(B&R) has awarded the work for execution and construction work is in progress in full swing at the designated site.
Item:10.4	Remodelling of Hostel Toilet Blocks
Decision:	It was decided to get the matter examined though an expert team comprising of representatives of Chief Engineer (PWD), Chief Architect Punjab, and Chief Engineer Public Health. The committee will look into the economic, technical and aesthetical aspects of the proposal. And give its report in 15 days.
Action Taken:	The committee visited the site and a report has been submitted by the office of Sr Arch, Patiala, (vide no. 1478 dated 1/08/2011), received in the college on 09/08/2011(diary no 3043). The report suggested that the building needed urgent structural attention and remodelling to avoid “any unfortunate episode”. The case was then put up to the Hon’ble PSTE/IT (Pb), vide letter no. SBSCET/FZR/3452 dt. 11/08/2011 , for permission to hand over the case to PWD-(B&R) for remodelling of toilet blocks. Again, the matter was

	personally submitted (vide letter no. SBSCET/FZR/4269 dt 05/09/2011), to the kind office of the Hon'ble PSTE/IT (Pb) on 12th August, 2011. But no reply was received. Thereafter, the matter was personally brought to the kind attention of Sh. Adigga Kartik, the Hon'ble Addl. PSTE&IT (Pb), on 29th February, 2012. He has directed, vide memo no. 842 dated 12/3/12, that the entire case be put up in the next meeting of the Building & Works Committee/Finance Committee of the college for a decision.
Item:10.5	Construction of Gymnasium & Swimming Pool
Decision:	It was decided to refer the matter to PWD for preparing of cost estimates.
Action Taken:	PWD (B&R) was requested to prepare the said estimates. The estimates are expected to be submitted soon. In the meantime, it was decided in a meeting of the Heads of Departments, that at present, there is an acute shortage of hostel accommodation for students. Hence, instead of gymnasium and swimming pool, new hostels be constructed using the same fund. Therefore, PWD (B&R) has been requested to give an estimate for the construction of Boys & Girls Hostels.
Item:10.6	Construction of Polytechnic Wing & School Building under NABARD Scheme
Decision:	It was decided that the college shall first send the report to DTE/IT about completion of first phase of the project. Further proposals for additional funds required for completion of Phase 2 of NABARD project be sent to DTEIT after getting cost estimates re examined from PWD (B&R).
Action Taken:	Final inspection of the said buildings, phase I, has been done on 22 nd of Feb, 2012. NABARD officials have also inspected the site. Report regarding phase I status has been sent to DTE/IT. Further, DTE/IT has been requested vide letter no. SBSCET/FZR/7212 dt. 23/12/11 & SBSCET/FZR/7403-04 dt 03/01/2012, to sanction the money for remaining portion of the said building.
Item:10.7	Renovation of NBCC Office & Construction of two more rooms for providing hostel facility to students under SEEM scheme of PTU.
Decision:	It was decided that since the SEEM scheme is a PTU project, funds for furniture, labs & hostel etc. be sought from the university.
Action Taken:	Matter was accordingly taken up with the PTU for grant of a soft loan of Rs 10 Crore which shall be used to construct hostel facility for the benefit of the SEEM (& other) students. An item to this effect is being proposed for approval of the 11 th Building & Works Committee and also in the 24 th meeting of the Finance Committee.

ITEM NO. 11.3: Payment for construction of new Lecture Halls & Tutorial Rooms

The matter pertaining to the construction of new lecture halls & tutorial rooms at SBSCET Ferozepur, was approved in the 9th Meeting of the Building & Works Committee (held on 27th Dec, 2010) vide item no. 9.3. Upon approval of the item by the committee, the o/o Chief Engineer, PWD (B&R) was requested for necessary action at their part. The budget and designs, provided by PWD (B&R), were then placed in the 23rd meeting of the Finance Committee (held on 20th May, 2011). The item was approved and it was decided that these estimates be examined again by experts from GZSCET, Bathinda. Subsequently, in the 10th meeting of B&WC, it was decided that the execution of the work be done through PWD (B&R). Accordingly, work has been allotted to PWD for execution. The PWD (B&R) vide letter number 1839 dated 23/08/2011, demanded that the college pay Rs 1 crore as advance to the PWD for the execution of the abovesaid work (Annexure 2, page 15).. The matter was put up to the Hon'ble PSTE&IT (Pb) for approval, vide noting no. SBS/FZR 3851 dated 23/08/2011. The then Hon'ble PSTE&IT had directed for payment as per "established procedure" (Annexure 3, page 16). In the meantime, the PWD again demanded (vide letter nos. 3211 dated 14/11/2011 and 3691 dated 21/11/2011), placed at (Annexure 4&5, pages 17 & 18) that entire amount of Rs 24645351/- be paid as advance by the college. Since college rules had no specific provision for making advance payments in such cases, the college wrote a letter to the XEN PWD vide no.SBS/FZR/6599 dated 05/12/2011 (Annexure 6, page 19) explaining the college's position on the matter. In response, the PWD(B&R) again demanded (vide letter no. 4044 ML dated 15/12/11), (Annexure 7, page 20), that at least Rs 1.0 Crore (approximately **40%** of the project cost) since mobilization advance has to be paid to the contractor of the project. Thereafter, a team headed by the Dy. Registrar (Accounts), was sent by the Principal to discuss the matter with the PWD (B&R) officials at the Provincial Div. office in Ferozepur. This team was informed that normally other government departments deposit such an advance with the PWD (B&R) before such projects are undertaken by them. The representatives of the college accounts department discussed the provisions of the college rules on such payments with the Superintendent PWD (B&R).

But no unanimity could be arrived at on the issue of advance money to be

paid by the college. Given the urgency of the matter (since the next academic session begins in a few months from now and information by the college for AICTE approval for the next year was to be uploaded by 31st December, 2011), the matter was then placed (on 19/12/2011) before the Heads of all Departments of the college for their recommendations. The Dy. Registrar (Accounts) placed before the committee a copy of the previous agreement which was entered into with the NBCC for the construction of the college building in early 1990s. Since an advance of **10%** was given to NBCC at that time, the committee of all Heads of Departments recommended paying only **10%** of the total project cost to PWD (B&R) in this case too (Annexure 8, page 21). Thereafter, a sum of Rs 25,00000/- (twenty five lac) was deposited by the college with the PWD (B&R) as Mobilization Advance. The work on the project started immediately thereafter. The case was then placed for information of the Hon'ble PSTE/IT (Pb) vide letter no. SBSCET/FZR/7320 dt. 29/12/2011, (Annexure 9, page 22-23), with the request that for the time being, permission may be given to pay the remaining portion of Rs 75 lac as advance to the PWD (B&R).

On 12/03/2012, vide letter no. 5779, (Annexure 10, page 24), the Executive Engineer PWD(B&R), Provincial Division, Ferozepur, has again demanded that the entire balance amount of Rs 22145351/- (two crore, twenty one lacs, forty five thousands, three hundred and fifty one), be paid in a single installment so that further work on the site can be continued uninterrupted. The matter has been put up to the Hon'ble PSTE/IT for approval vide letter no. SBS/FZR/10838 dated_16th March, 2012 (Annexure 11, page 25). Till date, no approval has been received. The matter is placed for consideration and approval of the committee to pay the balance amount (Rs 2,21,45,351/-) in one go to PWD(B&R), Provincial Division, Ferozepur.

ITEM 11.4 Approval of Inspection Committee

As approved in the 9th meeting of the Building & Works Committee of this college (vide agenda item no. 9.3), held on 27th Dec, 2010, construction work for new lecture and tutorial halls in this college, has been handed over to the PWD (B&R), Provincial Division, Ferozepur. The PWD, through its construction agency, has already begun excavation work for laying the foundation of this building. Vide reference no. 10836 dated 16/03/2012, (Annexure 12, page 26), the college had

proposed the constitution of an Inspection Committee (through, the Commissioner, DTE/IT, Punjab), consisting of the following for approval of the Hon'ble PSTE/IT (Pb).

1. Professor & Head, Department of Civil Engg, GZSCET Bathinda - Chairman
2. Professor & Head, Department of Civil Engg, GNDEC Ldh/Nominee- Member
3. Executive Engineer, Punjab Mandi Board, Ferozepur - Member
4. Nominee of the Hon'ble Commissioner, Tech. Edu. & Indl. Trg (Pb) (on behalf of the Govt. of Punjab)- Member
5. Estate Officer, SBSCET, Ferozepur - Member
6. Maintenance Engineer, SBSCET, Ferozepur – Member

Since so far no decision has been accorded on the proposed committee, the matter is placed for approval of the inspection committee as proposed above, by the Building & Works Committee.

ITEM NO. 11.5 Remodeling & Repair of Toilet Blocks of Hostels

The toilet blocks in the hostels of the college were reported by the wardens concerned, to be in a very dilapidated state which needed urgent attention in terms of major repair work. Since any accident would have involved a serious threat to the lives of students and staff, apart from loss to government property, the matter was discussed urgently with technical experts of the PWD (B&R) who were engaged in the construction of Polytechnic building (NABARD Scheme), inside the SBSCET Campus.

Subsequently, the Executive Engineer (PWD-B&R), Provincial Division Ferozepur, was requested to depute a team to assess the damage thus far, and take urgent remedial preventive and corrective action for all hostels and academic areas (vide letter no. SBSCET/FZR/ 14116-20 dated 03-03-2011, Annexure 13, page 27). Thereafter, a reminder was sent on 24-03-2011 (letter no. SBSCET/FZR/14684-86, Annexure 14, page 28), with a copy to Hon'ble Deputy Commissioner Ferozepur, for information. A second reminder to this effect was again sent on 05-04-2011 (letter no. SBSCET/FZR/69-73, Annexure 15, page 29, with a copy to the Hon'ble Deputy Commissioner Ferozepur, for his kind information and perusal).

Subsequently, upon intervention of the Dy. Commissioner Ferozepur, a committee of two SDOs of PWD(B&R), Ferozepur, visited the college to inspect the abovesaid hostel and other buildings of the college. In their report submitted to the college (no. 376-ML dated 27-04/2011, Annexure 16, page 30) they stated that there is continuous leakage of water through water supply and sanitation pipe lines in the toilet blocks. This had resulted in accumulation of water near the building which had severely affected the foundation of this building. Consequently, large cracks became visible in the walls of the bathrooms. Thus, they recommended that the department of Public Health & Sanitation, be immediately contacted for urgent remodeling of the abovesaid toilet blocks in all the four hostels and in the three academic buildings of the college. Thus, on 03-05-2011, vide letter no. SBSCET/FZR/767-68, (Annexure 17, page 31), the Executive Engineer (Water & Sanitation-Public Health), Ferozepur, was requested to urgently visit the site and submit remodeling plans and expected costs involved.

A team comprising SDO Public Health and Junior Engineer (Public Health) visited the site on 10-05-2011 and assessed the damage. They also submitted estimated costs involved in this project (vide letter no. 5053 dated 11-05-2011, Annexure 18, page 32), to be Rs 41.58 lacs. In this report, they also stated that the problem of sewerage blocking and its mixing with other water lines (in other hostels like Beas Bhawan and Ganga Bhawan) can be dealt with by the Sewerage Board and the college must contact it.

The entire case (of remodeling of toilet blocks of hostels & other areas) alongwith the estimated cost, was put up to the 23rd Finance Committee during its meeting held on 20th May, 2011, for approval of costs involved. It was decided to refer the case to the Building & Works Committee (BWC) of the college for approval. Subsequently, in the 10th meeting of the Building & Works Committee of the college, held on 06/07/2011, it was decided (vide Item no 10.4), to get the site examined by a committee of experts from the PWD (B&R), Public Health and Chief Architect(Punjab). This team, comprising of college Maintenance Supervisor, SDO (PWD-B&R), SDO (Public Health) and representative of Chief Architect, Punjab, examined the site on 12th July, 2011. A copy of the report (dated 01st Aug, 2011), was faxed to the college on 09th Aug, 2011 (Annexure 19, page 33). This report recommended urgent renovation/remodeling of the affected sites to prevent any unfortunate episode. The case was then put up to the Hon'ble PSTE/IT (Pb), vide letter no. SBSCET/FZR/3452 dt. 11/08/2011 (Annexure 20, page 34), for permission to hand over the case to PWD-(B&R) for remodeling of toilet blocks. Again, the matter was

personally submitted (vide letter no. SBSCET/FZR/4269 dt 05/09/2011), to the kind office of the Hon'ble PSTE/IT (Pb) on 12th August, 2011 (Annexure 21, page 35-36). But no reply has been received. Thereafter, the matter was personally brought to the kind attention of Sh. Adigga Kartik, the Hon'ble Addl. PSTE&IT (Pb), on 29th February, 2012. He has directed, vide memo no. 842 dated 12/3/12 (Annexure 22, page 37), that the entire case be put up in the next meeting of the Building & Works/Finance Committee of the college for a decision.. The item is placed for consideration and approval of the committee.

ITEM No. 11.6 Revised Site Plans of new Lecture Halls & Tutorial Rooms

Construction work for new lecture and tutorial halls in this college, has been 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 23, page38), alongwith the letter (regarding changes in old plan) received from the office of Chief Architect Punjab (End. No. ੫੯੯ . ੴ .- 2012/36 dated 04/01/2012, Annexure 24, page 39), 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. Vide letters nos. SBSCET/FZR/9152 dated 23/01/2012 and SBSCET/FZR/9760 dated 04/02/2012, (Annexure 25 & 26, pages 40 & 41, 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 27, page 42), it has been informed that estimated costs submitted originally were based on rough cost estimates. Exact value of costs involved cannot be specified as of now. The matter is placed for information and approval.

ITEM No. 11.7 Up-gradation of 11 kV Indoor sub-station in the college

The college has one 11kV indoor substation which was erected by National Building & Construction Corporation (NBCC) in 1994. The college also has two 500kVA transformers, one of which is being used to provide electric supply to the staff colony, hostels and academic buildings, while the second is a stand by for emergencies. Recently, the Punjab State Power Corp. Ltd (PSPCL) had advised the college to remove faults in the abovesaid substation in the college campus, which were affecting the uninterrupted supply of power to the college, (Annexure 28, page 43). The panels installed in this substation are using old and out dated technologies like Oil Circuit Breakers (OCB) which have been discontinued by the PSPCL many years back. Even these OCBs are now dysfunctional thereby posing a serious threat to safety of the substation in the hot and humid weather conditions of Ferozpur. The Executive Engineer PWD (B&R), Faridkot, vide letter no. 4554-55 dated 15/09/2011, (Annexure 29, page 44), has been requested to provide the estimate cost for setting up the upgraded infrastructure required to install the newer, energy efficient and cost effective Vacuum Circuit Breaker (VCB) based panels which can be used to operate both the 500 kVA transformers in the college substation, simultaneously. This will help the college to meet the growing demand of power in view of increased load of labs, hostels and residences and also meet increased levels of efficient power distribution to the college campus. This urgent up gradation will help make the 11kV indoor substation safer and energy efficient too. PWD (Electrical Division), Faridkot has examined the substation (for up gradation) and conveyed that micro processor based Air Circuit Breakers (ACB) should be used in newer distribution panels which is an effective solution to the needs of the college. Vide letter no. 1124 dated 11/03/2012, (Annexure 30, page 45), Executive Engineer PWD (Electrical), Faridkot, has submitted the estimated cost of this project to be Rs 81,10,120/- (eighty one lac ten thousands, one hundred and twenty only). The matter is placed for approval of the estimate & also to get the work executed through PWD (Electrical Division), Faridkot.

ITEM No.11.8: Approval for construction of new Boys Hostel & Girls Hostel at SBSCET, Ferozpur

This college was established in the year 1995 and the intake per year was kept at 240 students per year (total 960). The entire existing infrastructure like Teaching blocks, Hostels & other facilities were planned as per the requirement of 960 students' intake.

However, the intake of students was increased subsequently and now it is approximately **3500 students** in various courses like B.Tech /M.Tech/Diploma/MBA/MCA/BCA/MSc-IT. Due to this significant increase in intake of students, the present hostel infrastructure is inadequate to meet the accommodation needs of the students.

The college at present has three boys' hostels having total capacity of 750 students. Nowadays these hostels are overcrowded as already more than 900 students are staying against the capacity of 750. The number of students will further increase with effect from July 2012 because of additional admissions of students in PG Wing, Polytechnic Wing and in the Degree Wing. The present capacity of the existing three boys' hostels is grossly inadequate to accommodate these students. In future the student will face great difficulty in getting hostel accommodation. It is therefore proposed to construct one Boys Hostel & one Girls Hostel more in the college campus. PWD (B&R) has submitted an estimate of Rs 15.5 Crore for these two hostels. A provision of Rs 5.5 Crore has been made in the annual budget for the Financial Year 2012-13 for these hostels. Remaining amount of Rs 10 Crore is in the process of being secured from the PTU, as a soft loan Under SEEM Project. The matter is placed for approval. Work may be executed through (1)PWD, (2) NBCC or (3) Any other engineering college with competent civil engineering faculty.

ITEM No.11.9: Approval to Get Soft Loan from PTU Jalandhar for the construction of Hostels at SBSCET, Ferozepur Under SEEM Project

As mentioned above in Item no 11.8, there is an acute shortage of hostel accommodation for the students of the college. Now, in addition to the above space constraints, the college also has to accommodate 100 more students under the PTU funded SEEM scheme. Keeping in view the above facts the college proposes to construct a new boys & Girls Hostel for these students. It is proposed that PTU Jalandhar be directed to provide a sum of Rs 10 Crore, as a soft loan, for the construction of these hostels. Estimates for these proposed hostels, prepared by the Executive Engineer PWD (B&R), Provincial Division, Ferozepur, for Rs 15.5 Crore, have been received vide letter no. 133/ML dated 12/04/2012, (Annexure 31 page 46). It is proposed to secure a soft loan of Rs 10 Crore from PTU Jalandhar for this purpose & to get this work executed through PWD (B&R). Remaining amount of Rs 5.5 crore has been provisioned in the college budget for the Financial Year 2012-13. The matter is placed for approval of the committee.

ITEM No. 11.10 Any other item with the permission of the Chair.