



GOVERNMENT OF THE PUNJAB

PLANNING & DEVELOPMENT BOARD (Public Buildings Section)

WORKING PAPER FOR PDWP

PART-A

Project Profile:

1.	Project Title :	CONSTRUCTION OF INTER-PROVINCIAL JOINT CHECK POSTS (IPJCPS) IN PUNJAB ONE AT ATTOCK KHURD DISTRICT ATTOCK
2.	Location :	District Attock.
3.	Sponsoring Agency:	Home Department.
4.	Executing Agency:	Capital Component: Communication & Works Department Punjab Revenue Component: Deputy Commissioner, District Attock.
5.	Operation & Maintenance:	Punjab Buildings, C&W Department
6.	Concerned / Relevant Departments	<ul style="list-style-type: none"> • Federal Ministry of Interior. • Federal Board of Revenue/ Customs • Home Department. • C&W Department, Government of Punjab • Economic Appraisal Wing, P&D Board • Technical Wing, P&D Board • Environment Protection Department, Government of the Punjab • Finance Department, Government of the Punjab • Punjab Architecture Department • District Administration Bhakkar
7.	Project Cost	Original Approved Cost: Rs. 549.298 million (Cap. 365.892 M + Rev. 57.326 M + Cost of land. 126.080 M) Revised Cost: Rs. 1009.628 million (Cap. Rs. 713.102 M, Rev. Rs. 57.326 M + Cost of Land. Rs. 239.200 M)
8.	Source of Financing	ADP 2024-25 at GS No. 2568 ADP Allocation: Rs. 54.3 million Utilization: 15 Million
9.	Period of Implementation	Upto June, 2026

10. **Brief Description:**

The 14 Inter-Provincial Joint Check Posts (IPJCPS) in Punjab in five districts at Attock, Mianwali, Bhakkar, DG Khan, RY Khan & Rajanpur are being established to ensure enforcement of applicable laws (The Customs Act, 1977 etc.)

regarding movement of Essential Commodities as notified vide Federal Board of Revenue S.R.O 495 (1)/2023 dated 14th April, 2023. These check posts were already working and manned by different agencies like Police, Rangers, BMP, concerned Provincial Departments and District Administration but the infrastructure was inadequate and in shambles. Establishment of IPJCPS will enable more effective regulation of all anti-smuggling, terrorism, black marketing and tax evasion activities. The Construction of IPJCPS in Punjab one at Attock Khurd District Attock will hold significant importance for various crucial reasons, it will serve as an important Inter-Provincial Checkpoint for monitoring and regulating smuggling, terrorism activities, efficient movement of goods and traffic. This check post will also play pivotal role to uphold the rule of law. Furthermore, the check post will also generate revenue collection and will maintain market integrity. The check post will facilitate for patrolling to enhance security in the Province. It will act as a base camp for law enforcement agencies to respond the emergency and to ensure the safety as well as to curb smuggling of various items. The scheme was approved by DDSC meeting held on 26.03.2024 at a cost of **Rs.334.353 million (Rs.259.527 million for capital & Rs.74.826 for revenue Component)**. The scheme was revised by DDSC in its meeting held on 16.10.2024 to address flood related and low laying area concerns at a cost of **Rs. 549.298 million (Cap. 365.892 M + Rev. 57.326 M + Cost of land. 126.080 M)**. Meanwhile, Pakistan Custom requested to include the scope of Digital Enforcement Stations (DES) in eight IPJCPS. The meetings in this regard were held on 29-11-2024 & 06.02.2025 with Pakistan Customs in the Home Department, it was decided to include scope of DES in eight IPJCPS including aforesaid scheme.

Now, the revised PC-I has been submitted at a cost of **Rs. 1009.628 million (Cap. Rs. 713.102 Million, Rev. Rs. 57.326 Million + Cost of Land. Rs. 239.200 Million)** for consideration of PDWP.

Project Objectives:

- The 14x Joint Check Posts (JCPs) are being established in Punjab to ensure enforcement of applicable laws (The Customs Act, 1977 etc.) regarding movement of Essential Commodities (as notified vide Federal Board of Revenue S.R.O 495 (1)/2023 dated 14th April, 2023). These check posts were already working and manned by different agencies like Police, Rangers, BMP, concerned Provincial Departments and District Administration but the infrastructure was lacking essential amenities.
- To provide a joint check post of all anti-smuggling formations, with better security arrangements and storage facilities

- Establishment of IPJCPS will regulate all anti-smuggling, terrorism, black marketing and tax evasion activities. The project will be monitored through better security arrangements, necessary gadgets, and tools to ensure effective communication, surveillance and storage facilities.
- To provide better working space to the field Formation of security agencies in countering smuggling activities, at site of concern at normal times, particularly in Emergency Situations.
- To improve co-ordination and mutual Working and Management among various Formations of security agencies in countering smuggling activities.
- To facilitate General Public by avoiding loss of time in checking and traffic bottlenecks and efficient movement of goods & people.
- Better insurance of Law & Order.

11. Major Component:

Approved	Revised
<ul style="list-style-type: none"> • Capital Component • Construction of double story Admin Office. • Construction of check post single story • Construction of Double Story Barracks • Construction of Single story masjid • Construction of double story canteen • Construction of Warehouse • Construction of Vehicle Parking • • Revenue Component • 	<ul style="list-style-type: none"> • Construction of Double Story Admin Office • Construction of Field Office with cost impact • Construction of Triple Story Mess & Staff Barracks • Construction of Single story Masjid • Construction of Single story cafeteria • Construction of Warehouse • Construction of Canine Area & Toilet block for public • P/F of hot dipped galvanized iron chainlink, Design, fabrication & supply of complete pre-engineered steel building • Construction of base of container yard, confiscated vehicles • Provision of earth filling • Construction of plum concrete retaining wall • Already executed work

12. Reason for Revision:

The major cost impact is as follows:

1. Construction of Double Story Admin Office with cost impact: **Rs. 35.474 million**

2. Construction of Field Office with cost impact: **Rs. 14.473 million**
3. Construction of Triple Story Mess & Staff Barracks with cost impact: **Rs. 169.851 million**
4. Construction of Single story Masjid with cost impact: **Rs. 13.785 million**
5. Construction of Single story cafeteria with cost impact: **Rs. 13.733 million**
6. Construction of Warehouse with cost impact: **Rs. 51.456 million**
7. Construction of Canine Area & Toilet block for public with cost impact: **Rs. 4.194 million**
8. P/F of hot dipped galvanized iron chainlink, Design, fabrication & supply of complete pre-engineered steel building with cost impact: **Rs. 32.017 million**
9. Construction of base of container yard, confiscated vehicles with cost impact: **Rs. 155.091 million**
10. Provision of earth filling with cost impact: **Rs. 49.362 million**
11. Construction of plum concrete retaining wall with cost impact: **Rs. 18.016 million**
12. Already executed work with cost impact: **Rs. 13.403 million**

13. Sector Issues:

Infrastructure for check posts Police, Rangers, BMP, concerned Provincial Departments and District Administration is inadequate and in shambles.

14. Sector Strategy:

Establishment of Inter-Provincial Joint Check Posts (JCPs) will more effectively regulate all anti-smuggling, terrorism, black marketing and tax evasion activities.

15. Relationship of the Project with Sectoral Policy / Growth Strategy, 2023.

The scheme is in line with sectoral Policy.

16. Other Projects in alignment with this project

Total 14 IPJCPs in Attock, Mianwali, Bhakkar, DG Khan, RY Khan & Rajanpur.

17. Summary of Project Cost:

Sr. No.	Description	Approved Cost	Revised Cost	Difference
A	Construction of Double Storey Admin Office Scheme No. RP-112, Drg No. 03 & 04, Dated 05.03.2024			
	Ground Floor Covered Area 890 + 5% Additional Area 935 Sft	5.4726		-5.473
	Add Frame Structure for Sub Structure	0.8714		-0.871
	Add at Grade Floor Slab	0.6938		-0.694
	Add Frame Structure for Ground Floor	0.8714		-0.871
	First Floor Covered Area 670 + 5% Additional Area 703 Sft	3.2415		-3.242
	Add Frame Structure for First Floor	0.6552		-0.655
	Total A	11.8059	0	-11.806
B	Construction of Double Storey Admin Office Scheme No.			0.000

Sr. No.	Description	Approved Cost	Revised Cost	Difference
	5951, Sub Scheme No. 01 Drg No. 01, Dated 31.12.2024 issued by Chief Architect Govt. of Punjab Lahore.			
	Ground Floor Northern Side		15.197	15.197
	Add Frame Structre for Sub-Structure		2.423	2.423
	Add at Grade Floor Slab		1.929	1.929
	Add Frame Structure for Ground Floor		2.423	2.423
	First Floor		11.079	11.079
	Add Frame Structure for First Floor		2.423	2.423
	Total B	0.0000	35.474	35.474
C	Construction of Check Post Single Storey Scheme No. RP-112 Drg No. 5 dated 05.03.2024			0.000
	Ground Floor covered area 1137 + 5% Additional area (2x4x1294) = 10352 Sft	52.2672		-52.267
	Northern Side Check Post (B7 and B8)	0.0000		0.000
	Strip Foundation	1.6382		-1.638
	Add Frame Structure for Sub Structure	2.4120		-2.412
	Add at Grade Floor Slab	1.9203		-1.920
	Add Frame Structure for Ground Floor	2.4120		-2.412
	Northern Side Check Post (B5 and B6)	0.0000		0.000
	Strip Foundation	1.6382		-1.638
	Add Frame Structure for Sub Structure	2.4120		-2.412
	Add at Grade Floor Slab	1.9203		-1.920
	Add Frame Structure for Ground Floor	2.4120		-2.412
	Total C	69.0323	0.000	-69.032
D	Construction of Field Office Single Storey Scheme No. 5951, Sub Scheme No. 04 Drg No. 01, Dated 31.12.2024 issued by Chief Architect Govt. of Punjab Lahore.			0.000
	Ground Floor Northern Side		6.331	6.331
	Add Frame Structre for Sub-Structure		1.212	1.212
	Strip Foundation		0.823	0.823
	Add at Grade Floor Slab		0.965	0.965
	Add Frame Structure for Ground Floor		1.212	1.212
	Ground Floor Southern Side		6.932	6.932
	Total D	0.0000	17.473	17.473
E	Construction of Double Storey Barracks Scheme No. RP-112 Drg. No. 06, Dated 05.03.2024			0.000
	Ground Floor Covered area 2125 + 5% Additional Area (2x2231) = 4462 Sft	26.1161		-26.116
	Add Frame Structure for Sub Structure	2.0793		-2.079
	Add at Grade Floor Slab	1.6554		-1.655
	Add Frame Structure for Ground Floor	2.0793		-2.079
	First Floor Covered area 2125 + 5% Additional Area (2x2231) = 4462 Sft	20.5743		-20.574
	Add Frame Structure for First Floor	2.0793		-2.079
	Total E	54.5836	0.000	-54.584
F	Construction of Triple Storey Mess & Staff Barracks at Northern Side Scheme No. 5951, Sub Scheme No. 02 Drg No. 01, Dated 31.12.2024 issued by Chief Architect Govt. of Punjab Lahore.			0.000
	Ground Floor 3000 Sft Northern Side		18.048	18.048
	Add Frame Structure for Sub-Structure		2.796	2.796
	Add at Grade Floor Slab		2.226	2.226

Sr. No.	Description	Approved Cost	Revised Cost	Difference
	Add Frame Structure for Ground Floor		2.796	2.796
	First Floor 2900 Sft Northern Side		12.357	12.357
	Add Frame Structure for First Floor		2.703	2.703
	Second Floor Covered area 2900 Sft Northern Side		12.853	12.853
	Add Frame Structure for Second Floor		2.703	2.703
	Third Floor Covered area 350 Sft Northern Side		1.910	1.910
	Total F	0.0000	58.391	58.391
G	Construction of Triple Storey Officer & Staff Barrack at Northern Side Scheme No. 5951, Sub Scheme No. 02 Drg No. 01, Dated 31.12.2024 issued by Chief Architect Govt. of Punjab Lahore.			0.000
	Ground Floor 3000 Sft Northern Side		18.048	18.048
	Add Frame Structure for Sub-Structure		2.796	2.796
	Add at Grade Floor Slab		2.226	2.226
	Add Frame Structure for Ground Floor		2.796	2.796
	First Floor 2900 Sft Northern Side		12.357	12.357
	Add Frame Structure for First Floor		2.703	2.703
	Second Floor Covered area 2900 Sft Northern Side		12.853	12.853
	Add Frame Structure for Second Floor		2.703	2.703
	Third Floor Covered area 350 Sft Northern Side		1.910	1.910
	Total G	-	58.391	58.391
H	Construction of Tripple Storey Mess & Staff Barracks at Southern Side Scheme No. 5951, Sub Scheme No. 03 Drg No. 01, Dated 31.12.2024 issued by Chief Architect Govt. of Punjab Lahore.		-	-
	Ground Floor 1x3000 Southern Side		17.535	17.535
	Add Frame Structure for Ground Floor		2.796	2.796
	First Floor 1x2900 Southern Side		12.357	12.357
	Add Frame Structure for First Floor		2.703	2.703
	Second Floor Covered area Southern Side		12.853	12.853
	Add Frame Structure for Second Floor		2.703	2.703
	Third Floor Covered area 350 Southern Side		2.123	2.123
	Total H	-	53.069	53.069
I	Construction of Single Storey Masjid Scheme No. RP-112, Drg No. 24, Dated 06.05.2024			-
	Ground Floor Covered Area 1350	6.8162		-6.816
	Add Additional Height above 12' to 14' for above item (32.25x24.25) = 782 Sft	0.1423		-0.142
	Strip Foundation	0.8546		-0.855
	Add Frame Structure for Sub Structure	1.2582		-1.258
	Add at Grade Floor Slab	1.0017		-1.002
	Add Frame Structure for Ground Floor	1.2582		-1.258
	Total I	11.3311	-	-11.331
J	Construction of Single Storey Masjid Scheme No. 5951, Sub Scheme No. 05 Drg No. 01, Dated 31.12.2024 issued by Chief Architect Govt. of Punjab Lahore.			-
	Ground Floor Northern Side		7.988	7.988
	Add Frame Structure for Sub-Structure		1.584	1.584
	Strip Foundation		1.076	1.076
	Add at Grade Floor Slab		1.261	1.261

Sr. No.	Description	Approved Cost	Revised Cost	Difference
	Add Frame Structure for Ground Floor		1.584	1.584
	Add Extra for Fnd for F.F. & Sub S/Floor		0.291	0.291
	Total J	-	13.785	13.785
K	Construction of Single Storey Canteen Scheme No. RP-112, Drg No. 09, Dated 05.03.2024		-	-
	Ground Floor Covered Area 865 + 5% Additional Area 910 Sft	4.5946	-	-4.595
	Strip Foundation	0.5760	-	-0.576
	Add Frame Structure for Sub Structure	0.8481	-	-0.848
	Add at Grade Floor Slab	0.6752	-	-0.675
	Add Frame Structure for Ground Floor	0.8481	-	-0.848
	Total K	7.5421	-	-7.542
L	Construction of Single Storey Cafeteria Scheme No. 5951, Sub Scheme No. 06 Drg No. 01, Dated 31.12.2024 issued by Chief Architect Govt. of Punjab Lahore.		-	-
	Ground Floor Covered Area 1625 Sft Northern Side		8.470	8.470
	Add Frame Structure for Sub-Structure		1.515	1.515
	Strip Foundation		1.029	1.029
	Add at Grade Floor Slab		1.206	1.206
	Add Frame Structure for Ground Floor		1.515	1.515
	Total L	-	13.733	13.733
M	Construction of Warehouse SCH NO .5765, DRG. NO. 02	36.3182	0.000	-36.318
	Add Frame Structure for Ground Floor	6.2164	0.000	-6.216
	Add Additional Height above 12' to 15' for above item	1.8209	0.000	-1.821
	Total M	44.3555	0.000	-44.356
N	Construction of Warehouse Scheme No. 5951, Sub Scheme No. 07 Drg No. 01, Dated 31.12.2024 issued by Chief Architect Govt. of Punjab Lahore.		32.544	32.544
	Add Frame Structre for Sub-Structure		5.592	5.592
	Add at Grade Floor Slab		4.452	4.452
	Add Frame Structure for Ground Floor		5.592	5.592
	Add Additional Height above 12' to 18' for above item		3.276	3.276
	Total N	-	51.456	51.456
O	Construction of 25 Vehicle Parking Shed.		-	-
	Supply and Erection of 10 ft high Cantiliver type Car Parking Shed consisting of 3 mm thick fiber glass sheet roof fixed / riveted with moulded curved frame comprising of 1-1/2"x1-1/2" 16-SWG MS box placed @ 2 ft C/C both sides and 1-1/2"x3" M.Sbox 16-SWG at front and back side welded on cantiliver arch type MS pipe 3" dia arms welded with 3/8" thick and 8 " dia Main Post duly welded with 1/2" thick 1.5'x1.5' base plate and 4 no stiffeners of 1/2" thick MS sheet embeded in PCC 2'x2'x3' with 18" long nut bolts 1"dia i/c cost of foundation, cutting straightening assembling, bending as per drawing, welding / grinding of joints and painting three coats complete in all respect as approved by the Engineer Incharge One side Cantilever	9.7450	-	-9.745
	Construction of Security Wall (Boundary Wall 9" thick 8' height above Plinth Level)	17.3555	17.088	-0.267
	Construction of Pump Room (1x13.5x13.5) = 182 Sft	0.8529	0.841	-0.012
	Construction of Canine Area		2.079	2.079
	Construction of Toilet Block for Public		2.115	2.115
P	Total O	27.9534	22.122	-5.831
	Total (A+B+C+D+E+F+G+H+I+J+k+L+M+N+O)	226.6039	323.895	97.291

Sr. No.	Description	Approved Cost	Revised Cost	Difference
	Add 10% Development Charges: -	23.5241	29.254	5.730
	Total: -	250.1280	353.149	103.021
Q	Provision of PCC Road	21.2853	-	-21.285
	Providing and fixing hot dipped Galvanized Iron chainlink mesh/fence of 2"x2"mesh made of wire of specified gauge, with the help of 1"x1/8" GI Patti, GI. Clamps and screws, i/c the cost of 3 nos 8 SWG GI tie wires penetrated through mesh at top, middle and bottom, fixed on vertical posts of 2" diameter GI pipes (medium quality) erected @ 8 ft C/C duly embedded in PCC(1:2:4) etc. complete in all respect as approved and directed by the Engineer Incharge 8 SWG		6.753	6.753
	Design, fabrication & supply of complete pre-engineered steel building incl. steel rafters, columns, roof purlins & roof sheeting i/c civil work of foundations only		25.264	25.264
	Construction of Base of Container Yard, Construction of Base of Confiscated Vehicles Parking Area / Detention Area and Rigid Payment Road for In & Out.		155.091	155.091
	Provision of Boring and Pumping Machinery	7.8150	7.815	-
	Provision of OHR 5000 Gln (Circular Design)	2.6210	2.621	-
	Provision of Earth Filling at Northern Side		49.362	49.362
	Providing and fixing anti climb high security galvanized razor cut wire having double sharp four U-shaped pointed 0.5 mm thick (22mmx15 mm barbs) spaced @ 33 mm c/c clad over 2.5 mm dia high tensile Core wire making coil fencing of specified diameter @ 4" c/c fixed on 2'-3" high M/S angle iron post 1½"x1½"x3/16" embedded in base of PCC (1:2:4) (4"x4"x9") @ 4' apart i/c the cost of 2 No. bars 3/8" dia welded horizontally with angle iron posts , binding wire, painting of posts, etc. complete in all respects as approved and directed by the Engineer incharge 24" diameter	1.3292	1.309	-0.020
	Barrow pit Excavation	9.4024	-	-9.402
	Excavation in shingle	8.1658	-	-8.166
	Construction of Plum Concrete Retaining Wall	41.0556	59.072	18.016
	Already Executed Work at site (which will be dismantled)		13.403	13.403
	Cost of Dismantling.		1.807	1.807
	Total (Q)	91.6742	322.497	230.822
	Total (P+Q)	341.8023	675.646	333.844
	D/d Cost of Old Material: -		-3.168	-3.168
	Total: -	341.8023	672.478	330.676
	Add 5% P.S.T: -	17.0901	33.624	16.534
	Add Provision for WAPDA & Sui Gas Connection, Shifting of LT Lines, Water Supply Lines and PTCL Lines etc.: -	7.0000	7.000	-
	Total (Capital Cost)	365.8924	713.102	347.210
	REVENUE COMPONENT			-
1.	Drones and Surveillance Equipment (02 Nos)	0.192	0.192	-
2.	Solar Panel 20 KVA including all accessories (02 Nos)	5.000	5.000	-
3.	Computer Set along with Printer (02Nos)	3.500	3.500	-
4.	Metal Detectors (20Nos)	0.280	0.280	-
5.	Pedestal Fans (04 Nos)	0.052	0.052	-
6.	Executive Chair (04 Nos)	0.140	0.140	-
7.	Office Table (10 Nos)	0.450	0.450	-
8.	Computer Table (14 Nos)	0.420	0.420	-
9.	Steel Almirah (06 Nos)	0.300	0.300	-
10.	Office Chair (50 Nos)	0.750	0.750	-

Sr. No.	Description	Approved Cost	Revised Cost	Difference
11.	Water Dispenser (04 Nos)	0.192	0.192	-
12.	Electric Water Cooler (06 Nos)	0.810	0.810	-
13.	Air Conditioner Inverter 1.5 tons (10Nos)	2.400	2.400	-
14.	Single Bed (40 Nos)	0.600	0.600	-
15.	Single Bed (Mattress 8-inch Spring) (40 Nos)	1.000	1.000	-
16.	Blanket Single Bed (40 Nos)	0.320	0.320	-
17.	Charpai (20 Nos)	0.120	0.120	-
18.	Microwave Oven (06 Nos)	0.210	0.210	-
19.	Freezer full size (02 Nos)	0.360	0.360	-
20.	Pillows (40 Nos)	0.080	0.080	-
21.	Bed Sheet Single (40 Nos)	0.120	0.120	-
22.	LED Flood Lights 200 Watt (10Nos)	0.090	0.090	-
23.	CCTV Cameras + DVR (4 Camera + 1 DVR) (05 Nos)	0.250	0.250	-
24.	Internet Connectivity (02 Nos)	0.050	0.050	-
25.	LEDs for Control Room (8 Nos)	0.720	0.720	-
26.	Generator (02 Nos)	0.500	0.500	-
27.	Vehicle (Single Cabin) (1 Nos)	6.500	6.500	-
28.	Motor Bikes 125 CC (1 Nos)	0.250	0.250	-
29.	Sniper Guns (LSR) (02 Nos)	0.600	0.600	-
30.	Mini Thermal Weapon Sights (04 Nos)	2.800	2.800	-
31.	NVGs (02 Nos)	0.600	0.600	-
32.	Telescope (02 Nos)	0.050	0.050	-
33.	Bottom View Mirrors (04 Nos)	0.028	0.028	-
34.	Walk Through Gates (04 Nos)	0.592	0.592	-
35.	Barriers (15 Nos)	0.500	0.500	-
36.	Explosive Detectors (01No.)	4.500	4.500	-
37.	High Penetration Scanner (Hand Held)(01No.)	14.700	14.700	-
38.	Thermal Weapon Sight (01No.)	1.000	1.000	-
39.	Number Plate Detectors(02Nos.)	2.000	2.000	-
40.	Biometric Identification system /Smart Verification Alert System (SVAS-4G) (01No.)	0.300	0.300	-
41.	Miscellaneous Items	4.000	4.000	-
42.	Cost of land	126.080	239.200	113.12
	Sub- total Revenue component	183.406	296.526	113.12
	Project Cost (Capital+Revenue)	549.2984	1009.6283	460.3300

18. Pre-PDWP Deliberations:

The instant project was discussed in Pre-PDWP meeting held on 21.02.2025 under chairmanship of Member (ID), P&D Board. Observations raised by P&D Board and responses of sponsoring agency are juxtaposed:-

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
i.	Cost may be shared between federal government and provincial government.	The architectural drawings comprising the scope of DES were discussed with FBR team in a meeting held on 06.02.2025 under the chairmanship of	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
		Secretary Home Department Punjab wherein suggestions of FBR and Pakistan Customs were incorporated, and it was decided that the complete civil work (with finishing) of scheme will be completed by the Punjab Government. Hence only Provincial share is involved as far as Cost is concerned.	
ii.	List of officials / staff to be deputed may be provided and cost of revenue component may be reduced accordingly.	The officials/ staff will be deputed from various law and enforcement agencies that necessarily includes Police, Rangers, Excise and Taxation, Forest, Food, Agriculture and officials from Pakistan Customs. The operational strength of already in service staff/ officials at Check Post will be deputed as per the requirement of DES and no additional staff recruitment has been proposed in Revenue Component. Whereas the revenue component of the scheme constitutes already approved equipment & machinery (unchanged) and cost of land as per requirements of DESs.	
iii.	Cost of capital component Rs. 713.203 million may be compared with joint check post at other place. All check posts	The cost of capital component can be different when compared with other Check Posts even the same prototype drawings	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
	should have the same area, scope and specification.	are approved for each DES due to site topographic conditions. The cost of capital components is exclusively taken as per site specific conditions, and it is justified based on recommendations of BRS report as the site is low lying area and vulnerable to flood devastations. Therefore, the building structures are protected by providing Retaining wall, Earth Filling, and Frame Structure in accordance with the recommendation of BRS Report.	
iv.	Provision of earth filling may be deleted and covered under 10% cushion available in T.S.	The site is sufficiently depressed from the road level (clearly visible from contour sheets annexed) and there could be no other feasible alternative from passageway/road and check posts other than raising of level/earth filling, the same has been recommended vide Buildings Research Station Lahore letter No. SBC/ATK/2431, dated 25.09.2024. The cost is significant and cannot be covered in the 10% cushion available in T.S.	
v.	Provision of underground water	The site is located in a water	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
	tank may be justified.	<p>scarcity area where the ample ground water is not available due to hilly area and topographical constraints. Moreover, the OHR Capacity is not sufficient enough to cater for almost all the building structures on both side of the G.T Road. Therefore, to meet with the water supply needs of the officials/ staff deputed, the backup storage has been provided that can also increase water storage capacity.</p>	
vi.	Already excavated work to be dismantled may be got write off.	<p>The construction work on buildings was previously commenced as per scope of the IPJCPs. However, the scope of the same has been changed completely and new buildings are proposed as per requirement of DESs on the same site. Therefore, the dismantling of work already executed has been considered as per the decisions taken in meeting of Home Department with technical team of Pakistan Customs/ FBR held on 09.12.2024 & subsequently on 06.02.2025, regarding establishment of Digital Enforcement Stations.</p>	
vii.	Additional 5% area provision	Pursuant to deliberations and	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
	may be deleted.	decisions made in meeting of Home Department with Pakistan Customs, Chief Architect, Punjab has furnished Prototype drawings of the IPJCP Attock Khurd. The same areas have been incorporated in the Rough Cost Estimate and no additional 5% of areas are taken in any of the buildings.	
viii.	Provision of deeper foundation may be deleted and covered in 10% cushion for T.S.	The Secretary to the Government of Punjab Home Department raised observation regarding safety of structures because of close proximity of site with Indus River and constituted a committee comprising of Director Buildings Research Station Lahore, Executive Engineer Small Dams Division Fateh Jand Attock, Project Director Small Dams Circle-1 Islamabad, Executive Engineer Buildings Division Attock, Deputy Director Development Attock accompanied by Assistant Director Technical Attock to visit site and finalized recommendations for stability of structures. The Committee finalized its recommendations in its report (Copy Annexed) and recommended raising the level	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
		of site to the level of adjacent G-T road level and accordingly Frame Structures, at grade floor slab, Earth Filling & Retaining / Protection wall. Since the frame structure with sub structure has been taken, deeper footing has not been incorporated in Rough Cost Estimate.	
ix.	BRS has not recommend frame structure; therefore brick masonry may be used as recommend by the BRs.	The Buildings Research Station Lahore revised recommendations issued vide letter No. SBC/ATK/2431, dated 25.09.2024 has recommended Frame Strucure for all Buildings due to significant low lying site area. The same has been incorporated as per site requirements.	
x.	Strip & frame structure provision in same building are not justified with recommendations of design directorate.	According to BRS Report, inverted T-Beam type construction of foundation i.e. RCC (beamed) strip (both ways tied) has been recommended to be adopted. Moreover, It has been mentioned in the revised BRS report to adopt Frame Structure for safety of structures against flood. Strip footing is part of foundation, and it has been provided in conjunction with the Frame structure for safety of structures and it is justified considering the site	

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		requirements and recommendations of BRS Report.	
xi.	Justification for grade floor may be given.	The site is sufficiently depressed from the road level (clearly visible from contour sheets annexed) approx. 18ft from G.T Road Leve and require filling as per BRS Recommendations. The same has been incorporated in RCE and at grade slab has been provided to avoid any settlement after compaction and consolidation of soil which is time dependent phenomena.	
xii.	Capacity turbine may be reduced to 0.25 cusec and water tank detail / bore log may be provided.	Capacity of turbine is justified considering the strength of staff/ officials of various departments deputed at DES. The buildings' components are scattered and require large capacity turbine to deliver water supply from deep source of ground water. The bore log may be provided after execution of work at site during boring of tubewell.	
xiii.	Provision of RCC road may be justified.	Rigid pavement is provided in RCE as the Traffic Flow is heavy and mostly constitutes trailers. PCC pavement or Asphalt pavement will not be a sustainable option to withstand heavy vehicular traffic loads.	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
xiv.	Excavation in shingle and gravel is not justified as per report of BRS, therefore deleted.	Excavation in shingle and gravel has not been taken in 2nd Revised Rough Cost estimate.	
xv.	Provision of borrow excavation may be deleted. Further additional provision of dome may be deleted.	The provision for borrow pit excavation cannot be deleted, since site is a low lying/depressed area and filling of earth is necessary for raising of levels as recommended in BRS report recommendations. The construction of Dome of mosque is done in Reinforced Cement Concrete and an expensive component, which cannot be covered in Plinth Area Rates, therefore provision for dome of mosque has been taken separately.	
xvi.	WAPDA charges may be justified with demand notice.	Rational figure for WAPDA charges has been taken, as per prevalent rates and past work experience. However, payment from WAPDA charges head will be made according to actual demand notice amounts and no amount from WAPDA Charges will be diverted to any other head.	

19. Economic / Financial Appraisal:

The Economic Analysis is not required for Public Building.

20. Environmental Appraisal:

Sponsors should get the IEE / EIA cleared from the EPD which is a legally mandatory under Environmental Protection Act 1997 and the regulation 2000 before execution of scheme.

21. Recommendation:

Revised PC-I is placed at cost **Rs. 1009.628 million (Cap. Rs. 713.102 Million, Rev. Rs. 57.326 Million + Cost of Land. Rs. 239.200 Million)** before PDWP.