



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 Post (IPJCPs) in Punjab one at Dajal (Punjab – KPK) District Bhakkar.
2.	Location :	District Bhakkar
3.	Sponsoring Agency:	Home Department.
4.	Executing Agency:	Capital Component: Communication & Works Department Punjab Revenue Component: Deputy Commissioner, Bhakkar
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. 394.077 million (Cap. 347.346 M + Rev. 46.531 M) Revised Cost: Rs. 1182.882 million (Cap. Rs. 872.015 M Rev. Rs. 299.431 M + Cost of Land. Rs. 11.436 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 Joint Check Posts (JCPs) 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 Inter-Provincial Joint Check Posts (JCPs) will enable more effective regulation of all anti-smuggling, terrorism, black marketing and tax evasion activities.

The Construction of Inter-Provincial Joint Check Post (IPJCPs) in Punjab one at Dajal (Punjab – KPK) District Bhakkar 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 a 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 patrolling to enhance security in the Province. It will act as a base camp for law enforcement agencies to respond to the emergency and to ensure the safety as well as to curb smuggling of various items. The scheme was approved by DDSC in its meeting held on 24.5.2024 at a cost of **Rs. 394.077 (Cap. 347.346 million + Rev. 46.531 million)**.

Meanwhile, Pakistan Customs 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. Pursuant to decisions made in the said meeting, Chief Architect, Punjab has furnished revised master/ layout plan of the IPJCPs at Bhakkar (Dajal). In the light of the directions of the meeting, land measuring 54 Kanals has been identified instead of 44 kanals taken in original scheme. Process of Section-IV under Land Acquisition Act 1894 for 44 kanals has been completed vide No.208/ADCR/DRA dated 23.07.2024 & remaining 10 kanals is under process. Cost of land was fixed by the Price Assessment Committee, Bhakkar in its meeting held on 06.08.2024 at Rs.16,94,220 per acre. Rough cost estimate for capital portion has also been vetted from Chief Engineer Buildings (North).

Now, the revised PC-I has been submitted at a cost of Rs. **1182.882 million (Cap. Rs. 872.015 M Rev. Rs. 299.431 M + Cost of Land. Rs. 11.436 M)** for consideration of PDWP.

11. Major Component:

Approved	Revised
Construction of 08 Check post Ground Floor 8x914 7312 Sft Construction of 04 Barracks double storey (2x2178) G/F 4356 First Floor. 4520 Sft Construction of Administration Office G/Floor (1 x 890) = 890 Sft First Floor. = 670 Sft Construction of Ware House =1575 Sft Construction of Security post (4 Nos.) Ground Floor = 188 Sft Construction of Security post (4 Nos.) First Floor = 188Sft Construction of Masjid = 1418 Sft Construction of Canteen = 551 Sft Construction of Boundary Wall 9" thick, & 8.00 ft. Height. = 1983 Rft Razor cut wire. = 1983 Rft Car Parking Shed consisting of 3 mm thick fiber glass. = 2730 Sft Provision of earth filling Provision of RCC Column / Beam Provision of Turbine 0.5 cusec i/c boring.= 01 Job	ZONE-I (SECURITY CHECKING AREA (NORTH SIDE Field Office (Ground Floor)=1300Sft ZONE-II (ADMIN, ALLIED FACILITIES & RESIDENCES) (NORTH SIDE) Construction of Administration Block G/Floor (1 x 2500) =2600 Sft F/Floor (1x2500) =2600 Sft Officer & Staff Barracks (Ground Floor) (1bed) (Mess Hall, Kitchen with store, 1 Suit, washroom) =3000 Sft F/Floor (21 bed) 3 Nos. barracks, washrooms =2900 Sft 2nd Floor (21 bed) (3 Nos. barracks, washrooms) =2900 Sft 3rd Floor (Mumty) =350 Sft Construction of Masjid & Washroom =1700 Sft Construction of Cafeteria. (36 persons) (Café Hall, Kitchen, Male & Female washroom)=1625 Sft ZONE-III (GOODS/VEHICLES DETENTION AREA) (NORTH SIDE)

Approved	Revised
<p>Constt: of RCC O.H.R 5000</p> <p>Gallon capacity.= 01No.</p>	<p>Ware House 6000</p> <p>ZONE-I (SOUTH SIDE)</p> <p>Field Office 1300</p> <p>ZONE-II (RESIDENCES)</p> <p>(SOUTH SIDE)</p> <p>Officer & Staff Barracks (Ground Floor) (1Bed) (4 Suit) 3000</p> <p>F/Floor (21 bed) (3 Nos. barracks, washrooms) 2900</p> <p>2nd Floor (21 bed) 2900</p> <p>(3 Nos. barracks, washrooms)</p> <p>3rd Floor (Mumty) 350 Sft</p> <p>Public Toilets (30'-0" X 15'-0") 450</p> <p>Construction of Canine Area. 450</p> <p>Construction of Pump Room (1x13.5x13.5) 182</p> <p>Car parking shed One side</p> <p>Cantilever (size 50 x 14) 700</p> <p>Construction of Boundary Wall 9" thick, & 8.00 ft. Height.2175.5 Rft</p> <p>Razor cut wire.2175.5 Rft</p> <p>Provision of earth filling</p> <p>Provision of RCC Column / Beam</p> <p>Provision of Turbine 0.5 cusec i/c boring.=01 Job</p> <p>Constt: of RCC O.H.R 5000</p> <p>Gallon capacity. =1 No.</p> <p>Provision of tuff paved road.</p> <p>Provision of Plum Concrete Wall</p> <p>Provision of Rigid Pavement.</p> <p>Central Metal Shed for Vehicle</p> <p>Checking Point</p> <p>External Development</p>
	Revenue Component

Approved	Revised
	<ul style="list-style-type: none"> • Drones and Surveillance Equipment • Solar Panel 20 KVA including all accessories • Computer Set along with Printer • Metal Detectors • Pedestal Fans • Executive Chair • Office Table • Computer Table • Steel Almirah • Office Chair • Water Dispenser • Electric Water Cooler • Air Conditioner Inverter • Single Bed • Single Bed (Mattress 8-inch Spring) • Blanket Single Bed • Microwave Oven • Charpai • Freezer full size • Pillows • Bed Sheet Single • CCTV Cameras + DVR (4 Camera + 1 DVR) • Internet Connectivity • LEDs for Control Room • Generator • Vehicle (Single Cabin) • Motor Bikes 125 CC • Sniper Guns (LSR) • Mini Thermal Weapon Sights • NVGs

Approved	Revised
	<ul style="list-style-type: none"> • Bottom View Mirrors • Telescope • Walk Through Gates • Barriers • Explosive Detectors • High penetration • Armoured Personnel Carrier (APC) • Vehicles (Mohafiz) • Number Plate Detectors • Biometric Identity System/ Smart Verification Alert System (SVAS-4G) Portable

12. Reason for Revision:

The major cost impact is as follows:

1. South Side (Field Officer) with cost impact: **Rs. 7.864 million**
2. Officer & Staff Barracks with cost impact: **Rs. 41.868 million**
3. Public Toilets & Constr. Boundary wall with cost impact: **Rs. 3.441 million**
4. Provision of earth filling with cost impact: **Rs. 27.184 million**
5. Provision of RCC Column / Beam with cost impact: **Rs. 13.784 million**
6. Provision of Plum Concrete Wall with cost impact: **Rs. 118.049 million**
7. Provision of rigid pavement with cost impact: **Rs. 211.094 million**
8. P/F of central mental shed and canine area with cost impact: **Rs. 31.280 million**
9. Increase in cost due to addition of Revenue Component with cost impact: **Rs. 252.900 million**
10. Addition of land cost: **Rs. 11.436 million**

13. Area Statement:

Sr. No.	Description	Covered Area (Before)	Covered Area (After)
1.	Construction of 08 Nos. Check post Ground Floor (8x914)	7312	-
2.	Construction of 04 Nos. Barracks double story(2*2178) Ground floor	4356	-
3.	First Floor	4520	-
4.	Construction of Administration Office G/Floor (1 x 890)	890	-
5.	First Floor	670	-
6.	Construction of Ware House	1575	-
7.	Construction of Security post (4 Nos.) Ground Floor	188	-
8.	Construction of Security post (4 Nos.) First Floor	188	-

9.	Construction of Masjid	1418	-
10.	Construction of Canteen	551	-
		21668 SFT	-
11.	ZONE-I (SECURITY CHECKING AREA (NORTH SIDE)		
	Field Office (Ground Floor)	-	1300 Sft
12.	ZONE-II (ADMIN, ALLIED FACILITIES & RESIDENCES) (NORTH SIDE)		
13.	Construction of Administration Block G/Floor	-	2600
	F/Floor (1x2500)	-	2600
	(Officer & Staff Barracks Ground Floor) (1bed) (Mess Hall, Kitchen with store, 1 Suit, washroom)	-	3000
	F/Floor (21 bed) (3 Nos. barracks, washrooms)	-	2900
	2nd Floor (21 bed) (3 Nos. barracks, washrooms)	-	2900
	3 rd Floor (Mumty)	-	350
14.	Construction of Masjid & Washroom	-	1700
15.	Construction of Cafeteria. (36 persons) (Café Hall, Kitchen, Male & Female washroom)	-	1625
		-	17675 Sft
16.	ZONE-III (GOODS/VEHICLES DETENTION AREA) (NORTH SIDE)		
	Ware House	-	6000 Sft
17.	ZONE-I (SOUTH SIDE)		
	Field Office	-	1300 Sft
18.	ZONE-II (RESIDENCES) (SOUTH SIDE)		
19.	Officer & Staff Barracks (Ground Floor) (1Bed) (4 Suit)	-	3000
	F/Floor (21 bed) (3 Nos. barracks, washrooms)	-	2900
	2nd Floor (21 bed) (Nos. barracks, washrooms)	-	2900
	3 rd Floor (Mumty)	-	350
20.	Public Toilets (30'-0" X 15'-0")	-	450
21.	Construction of Canine Area	-	450
22.	Construction of Pump Room (1x13.5x13.5)	-	182
23.	Car parking shed One side Cantilever (size 50 x 14)	-	700
	Grand Total	-	36507 SFT

14. Sector Issues:

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

15. Sector Strategy:

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

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

The scheme is in line with sectoral Policy.

17. Other Projects in alignment with this project

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

18. Summary of Project Cost:

	Description of Items	Approved Cost	Revised Cost	Difference
1.	Construction of 08 Nos. Check post (Ground Floor)	57.662	-	-57.662
2.	Construction of 02 Nos. Barracks double storey			
i.	Ground floor	35.053	-	-35.053
ii.	F/Floor	24.620	-	-24.620
3.	Construction of Administration Office			
i.	G/Floor	7.162	-	-7.162
ii.	F/Floor	3.649	-	-3.649
4.	Construction of Ware House	12.674	-	-12.674
5.	Construction of security post (4 Nos.)			
i.	Ground Floor	1.513	-	-1.513
ii.	First Floor	0.994	-	-0.994
6.	Construction of Masjid	9.838	-	-9.838
7.	Construction of Canteen	3.823	-	-3.823
	ZONE-I (SECURITY CHECKING AREA (NORTH SIDE)			
	Field Office (Ground Floor)	0.000	10.290	10.290
8.	ZONE-II (ADMIN, ALLIED FACILITIES & RESIDENCES) (NORTH SIDE)			
9.	Ground Floor	0.000	20.998	20.998
i.	First Floor	0.000	14.238	14.238
ii.	Officer & Staff Barracks (Ground Floor) (1bed) (Mess Hall, Kitchen with store, 1 Suit, washroom)	0.000	24.711	24.711
10.	F/Floor (21 bed) (3 Nos. barracks, washrooms)	0.000	15.880	15.880
i.	2nd Floor (21 bed) (3 Nos. barracks, washrooms)	0.000	16.347	16.347
ii.	3rd Floor (Mumty)	0.000	1.968	1.968
iii.	Construction of Masjid & Washroom	0.000	13.456	13.456
iv.	Construction of Cafeteria. (36 persons) (Café Hall, Kitchen, Male & Female washroom)	0.000	12.862	12.862
11.	ZONE-III (GOODS/VEHICLES DETENTION AREA) (NORTH SIDE)	0.000	0.000	0.000
12.	Ware House	0.000	47.490	47.490
13.	ZONE-I (SOUTH SIDE)	0.000	0.000	0.000
i.	Field Office (Ground Floor)	0.000	10.290	10.290
14.	ZONE-II (RESIDENCES) (SOUTH SIDE)	0.000	0.000	0.000
i.	Officer & Staff Barracks (Ground Floor) (1Bed) (4 Suit)	0.000	24.711	24.711
15.	F/Floor (21 bed) (3 Nos. barracks, washrooms)	0.000	15.880	15.880
16.	2nd Floor (21 bed) (3 Nos. barracks, washrooms)	0.000	16.347	16.347
i.	3rd Floor (Mumty)	0.000	1.968	1.968
ii.	Public Toilets (30'-0" X 15'-0")	0.000	2.520	2.520
iii.	Construction of Boundary Wall 9" thick, &	16.838	18.472	1.635

	Description of Items	Approved Cost	Revised Cost	Difference
	8.00 ft. Height.			
iv.	Providing and fixing anti climb high security galvanized razor cut wire having double sharp four U-shaped pointed 0.5 mm thick	1.310	1.437	0.127
17.	Supply and Erection of Car Parking Shed consisting of 3 mm thick fiber glass sheet roof	2.617	0.000	-2.617
18.	Provision of earthfilling	95.676	122.860	27.185
19.	Provision of RCC Column / Beam	15.420	29.204	13.784
20.	Provision of Turbine 0.5 cusec i/c boring.	5.715	5.715	0.000
21.	Constt: of RCC O.H.R 5000 Gallon capacity.	2.125	2.125	0.000
22.	Provision of Tuff paved road	8.852	8.078	-0.774
23.	Provision of Plum Concrete Wall	0.000	118.049	118.049
24.	Provision of Rigid Pavement.	0.000	211.094	211.094
25.	Providing and Fixing of Central Metal Shed for Vehicle Checking Point complete as approved by the Engineer Incharge.	0.000	29.636	29.636
26.	Construction of Canine Area.	0.000	2.440	2.440
27.	Construction of Pump Room (1x13.5x13.5) = 182 Sft	0.000	0.987	0.987
28.	Supply and Erection of 10 ft high Cantiliver type Car Parking Shed consisting of 3 mm thick fiber glass sheet	0.000	0.683	0.683
29.	Total.	305.539	800.733	495.194
30.	Add 10% External Development charges	21.647	24.995	3.348
31.	Total.	327.186	825.729	498.542
	Add WAPDA connection i/c shifting of main electric wire & pole charges	4.000	5.000	1.000
	Add 5% PRA	16.359	41.286	24.927
	G.Total.	347.546	872.015	524.470
	Total Capital Cost	347.546	872.015	524.470
	Revenue Component			
1.	Drones and Surveillance Equipment	0.192	0.192	-
2.	Solar Panel 20 KVA including all accessories	5.000	5.000	-
3.	Computer Set along with Printer	3.000	3.000	-
4.	Metal Detectors	0.210	0.210	-
5.	Pedestal Fans	0.052	0.052	-
6.	Executive Chair	0.070	0.070	-
7.	Office Table	0.360	0.360	-
8.	Computer Table	0.360	0.360	-
9.	Steel Almirah	0.300	0.300	-
10.	Office Chair	0.600	0.600	-
11.	Water Dispenser	0.192	0.192	-
12.	Electric Water Cooler	0.675	0.675	-
13.	Air Conditioner Inverter	1.920	1.920	-
14.	Single Bed	0.600	0.600	-
15.	Single Bed (Matress 8-inch Spring)	1.000	1.000	-
16.	Blanket Single Bed	0.320	0.320	-

	Description of Items	Approved Cost	Revised Cost	Difference
17.	Charpai	0.120	0.120	-
18.	Microwave Oven	0.140	0.140	-
19.	Freezer full size	0.360	0.360	-
20.	Pillows	0.080	0.080	-
21.	Bed Sheet Single	0.120	0.120	-
22.	CCTV Cameras + DVR (4 Camera + 1 DVR)	0.250	0.250	-
23.	Internet Connectivity	0.050	0.050	-
24.	LEDs for Control Room	0.540	0.540	-
25.	Generator	0.50	0.50	-
26.	Vehicle (Single Cabin)	6.50	6.50	-
27.	Motor Bikes 125 CC	0.250	0.250	-
28.	Sniper Guns (LSR)	0.60	0.60	-
29.	Mini Thermal Weapon Sights	2.80	2.80	-
30.	NVGs	0.60	0.60	-
31.	Telescope	0.05	0.05	-
32.	Bottom View Mirrors	0.028	0.028	-
33.	Walk Through Gates	0.592	0.592	-
34.	Barriers	0.5	0.5	-
35.	Explosive Detectors	-	4.5	4.5
36.	High penetration	-	14.7	14.7
37.	Armoured Personnel Carrier (APC) Vehicles (Mohafiz)	-	250	250
38.	Number Plate Detectors	-	1	1
39.	Biometric Identity System/ Smart Verification Alert System (SVAS-4G) Portable	-	0.3	0.3
40.	Land Cost	17.600	11.436	-6.164
	Total Revenue Component cost	46.531	310.867	252.900
	Total	394.077	1182.882	788.806

19. 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.	Since federal government is sharing these parts therefore 50% cost sharing may be done by federal government.	1. 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 Secretary	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
		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 to be deputed on these posts may be provided and furnishing items may be reduced accordingly.	2. 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.	Provision of 40 KVA (20 each) generator may be justified with electric load.	Provision of generator is in accordance with requirement of building/ equipment to be installed.	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
iv.	Provision of 2Nos. Gen. Sets may be justified with their capacity.	One is for each side of independent building	
v.	Justification for strip foundation may be justified with geo-tech report of BRS.	As per recommendation of BRS	
vi.	Frame structure for single story buildings may be justified even not recommend up to 4 story buildings.	As per structural requirement and BRS report.	
vii.	Provision of rigid pavement may be replaced with tuff pavers / tiles.	Due to movement of heavy loaded vehicles. Rigid pavement is recommended	
viii.	RCC shed may be constructed instead of cantilever fibre glass shed having short life.	To ensure speedy and economical construction.	
ix.	Capacity of turbine may be reduced to 0.25 cusec instead of 0.5 cusec which is sufficient for 5000 gallon capacity overhead reservoir.	Inter-provincial joint check post is located at far furlong area at Dajal and 0.5 Cusec capacity turbine is recommended to ensure smooth continuous water supply.	
x.	Disposal / drainage plan of entire complex may be provided.	Disposal / drainage design shall be provided at the time of T.S	
xi.	Provision of earth filling may be deleted and covered in 10% cushion available for TS.	Earth filling has been provided as per already identified site requirement which is 20ft deeper than highest flood level and already approved in original PC-I	
xii.	WAPDA charges may be justified with demand notice.	Provision for Rs.2.200(M) has been incorporated as per demand notice by FESCO and tentative cost of Rs.2.800(M)	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
		has been provided for 2 nos. Connection and transformer.	
xiii.	Tubewell boring may be justified with water tank / boring log.	Tubewell boring will be corrected as per site boring log data.	
xiv.	Rigid pavement design may be provided.	Rigid pavement detail design shall be provided at the time of T.S	

20. Economic / Financial Appraisal:

The Economic Analysis is not required for Public Building.

21. 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.

22. Recommendation:

Revised PC-I is placed at cost **Rs. Rs. 1182.882 million (Cap. Rs. 872.015 M Rev. Rs. 299.431 M + Cost of Land. Rs. 11.436 M)** before PDWP.
