



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 Ghazi Ghat District DG Khan
2.	Location :	DG Khan
3.	Sponsoring Agency:	Home Department.
4.	Executing Agency:	Capital Component: Communication & Works Department Punjab Revenue Component: Deputy Commissioner, DG Khan
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 DG Khan
7.	Project Cost	Original Approved Cost: Rs. 258.670 Million (Cap: Rs. 236.919 Million Rev: Rs. 21.751 Million) Revised Cost: Rs. 885.124 Million (Cap: Rs. 840.873 Million Rev: Rs. 44.251 Million)
8.	Source of Financing	ADP 2024-25 at GS No. 2596 ADP Allocation: Rs. 15.000 million
9.	Period of Implementation	Upto December, 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 one at Ghazi Ghat District DG Khan 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 the DDSC in its meeting held on 26.03.2024 at a cost of Rs.258.670 million (Rs.236.919 million for capital & Rs.21.751 million for revenue component)

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 Ghazi Ghat District DG Khan.

Now, the revised PC-I has been submitted at a cost of **Rs. 885.124 Million (Cap: Rs. 840.873 Million Rev: Rs. 44.251 Million)** for consideration of PDWP.

11. Project Objectives:

- 14x Joint Check Posts (JCPs) 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 very basic and in shambles.
- Establishment of Inter-Provincial Joint Check Posts (JCPs) 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.
- It will provide a better working environment to the field formation of agencies to curb smuggling activities at site during normal and particularly in Emergency Situation.

- It will provide better co-ordination and mutual working relationship among the various law enforcement agencies to control smuggling terrorism activities. It will facilitate General Public / traffic for checking, to save time and also to avoid traffic congestion.

12. Major Component:

Approved	Revised
<p>Construction of Admin Block (Double Story)</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of 01 Nos Masjid</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of Cafeteria</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of 1 No. Warehouse</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of Guard Room</p> <p>Construction of Public Toilets</p> <p>Construction of Retaining Walls</p>	<p>Construction of 02 Field Office</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of Mess Hall and Staff Barracks 03 Nos Barracks (thriple Storey)</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of Admin Block (Double Storey)</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of 01 Nos Masjid</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of Cafeteria</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of 1 No. Warehouse</p> <ul style="list-style-type: none"> • Ground Floor • Grade Slab <p>Construction of Guard Room</p> <p>Construction of Public Toilets</p> <p>Construction of Retaining Walls</p>
<p>Revenue Component</p> <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 Dispensor • Electric Water Cooler • Air Conditioner Inverter • Single Bed • Single Bed (Mattress 8-inch Spring) • Blanket Single Bed • Charpai • Microwave Oven 	<p>Revenue Component</p> <ul style="list-style-type: none"> • Explosive Detectors • High penetration Scanners (hand held) • Thermal Weapon Sights • Number Plate Detectors • Biometric Identity System/ Smart Verification Alert System (SVAS-4G) Portable

Approved	Revised
<ul style="list-style-type: none"> • Freezer full size • Pillows • Bed Sheet Single • LED Flood Lights 200 Watt • CCTV Cameras + DVR (4 Camera + 1 DVR) • Internet Connectivity • LEDs for Control Room • Laptop • Vehicle (Single Cabin) • Motor Bikes 125 CC • Sniper Guns (LSR) • Mini Thermal Weapon Sights • NVGs • Telescope • Bottom View Mirrors • Walk Through Gates • Barrier 	

13. Reason for Revision:

The major cost impact is as follows:

1. Construction of 2 Field Offices with cost impact: **Rs. 18.402 million**
2. Construction of Mess hall and Staff Barracks with cost impact: **Rs. 176.896 million**
3. Construction of Admin Block (Double Story) with cost impact: **Rs. 36.4436 million**
4. Construction of Masjid with cost impact: **Rs. 18.299 million**
5. Construction of Cafeteria with cost impact: **Rs. 14.543 million**
6. Construction of 1 No. Warehouse with cost impact: **Rs. 54.394 million**
7. Construction of Guardroom with cost impact: **Rs. 3.996 million**
8. Construction of Public Toilets with cost impact: **Rs. 2.280 million**
9. Construction of Retaining Walls, Security Wall with cost impact: **Rs. 174.292 million**
10. Addition in Parking Shed with cost impact: **Rs. 26.475 million**
11. Provision of Earth Fillings with cost addition of **Rs. 96.889 million**
12. Provision of Tuff Pavers with cost impact of **Rs. 49.224 million**
13. External Development Charges **Rs. 18.728 million**
14. 5% PRA: **Rs. 28.621 million**

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:

Sr. No.	Description of work	Approved Cost	Revised Cost	Difference
A	Construction of 02 Nos. Check Posts			
	Ground Floor (4 x 820) = 3280	8.817	-	-8.817
	Extra Cost of Deeper Foundation (1640 - 1640) 0 Sft	2.993	-	-2.993
B	Construction of 02 Field Office	-	-	-
	Ground Floor (02 x 1300)	-	11.482	11.482
	Extra Cost of 23' Deeper Foundation	-	4.365	4.365
	Construction of Grade Slab	-	2.416	2.416
	Providing and laying structural pad made of selected granular material mixture of 50% sand and 50% gravel compacted up to 95% ASSHTO dry density complete in all respects as approved by the Engineer Incharge.	-	0.139	0.139
C	Construction of 02 Nos Barracks for 10 Persons (Single Storey)	-	-	-
	Ground Floor (02 x 2104) = 4208 Sft	23.279	-	-23.279
	Extra Cost of Deeper Foundation	7.680	-	-7.680
D	Construction of Mess Hall and Staff Barracks 03 Nos Barracks (thruple Storey)	-	-	-
	Ground Floor (03 x 3000) =9000 Sft	-	58.176	58.176
	Extra Cost of 23' Deeper Foundation	-	15.111	15.111
	Construction of Grade Slab	-	8.362	8.362
	Providing and laying structural pad made of selected granular material mixture of 50% sand and 50% gravel compacted up to 95% ASSHTO dry density complete in all respects as approved by the Engineer Incharge.	-	0.482	0.482
	First Floor (03 x 2900) =8700 Sft	-	43.892	43.892
	Second Floor (03 x 2900) =8700 Sft	-	45.249	45.249
	Mumty (03 x 350) =1050 Sft	-	5.625	5.625
E	Construction of Admin Block (Double Storey)	-	-	-
	Ground Floor	5.477	-	-5.477
	Extra Cost of Deeper Foundation	1.807	-	-1.807
	First Floor	3.949	-	-3.949
	Ground Floor	-	16.401	16.401
	Extra Cost of 23' Deeper Foundation	-	4.365	4.365
	Construction of Grade Slab	-	2.416	2.416

Sr. No.	Description of work	Approved Cost	Revised Cost	Difference
	Providing and laying structural pad made of selected granular material mixture of 50% sand and 50% gravel compacted up to 95% ASSHTO dry density complete in all respects as approved by the Engineer Incharge.	-	0.139	0.139
	First Floor	-	13.117	13.117
F	Construction of 01 Nos Masjid	-	-	-
	Ground Floor	3.226	-	-3.226
	Extra Cost of Deeper Foundation	1.095	-	-1.095
	Ground Floor	-	12.304	12.304
	Extra Cost of 4' Additional Height	-	0.672	0.672
	Extra Cost of 23' Deeper Foundation	-	3.358	3.358
	Construction of Grade Slab	-	1.858	1.858
	Providing and laying structural pad made of selected granular material mixture of 50% sand and 50% gravel compacted up to 95% ASSHTO dry density complete in all respects as approved by the Engineer Incharge.	-	0.107	0.107
G	Construction of Cafeteria	-	-	-
	Ground Floor	6.451	-	-6.451
	Extra Cost of Deeper Foundation	2.190	-	-2.190
	Ground Floor	-	10.151	10.151
	Extra Cost of 23' Deeper Foundation	-	2.770	2.770
	Construction of Grade Slab	-	1.533	1.533
	Providing and laying structural pad made of selected granular material mixture of 50% sand and 50% gravel compacted up to 95% ASSHTO dry density complete in all respects as approved by the Engineer Incharge.	-	0.088	0.088
H	Construction of 01 Nos. Warehouse	-	-	-
	Ground Floor	3.914	-	-3.914
	Extra Cost of Deeper Foundation	1.369	-	-1.369
	Ground Floor	-	36.912	36.912
	Extra Cost of 3' Additional Height	-	1.512	1.512
	Extra Cost of 23' Deeper Foundation	-	10.074	10.074
	Construction of Grade Slab	-	5.575	5.575
	Providing and laying structural pad made of selected granular material mixture of 50% sand and 50% gravel compacted up to 95% ASSHTO dry density complete in all respects as approved by the Engineer Incharge.	-	0.321	0.321
I	Construction of Guard Room	-	-	-
	Ground Floor (4 x 16 x 11-1/2)	-	3.957	3.957
	Providing and laying structural pad made of selected granular material mixture of 50% sand and 50% gravel compacted up to 95% ASSHTO dry density complete in all respects as approved by the Engineer Incharge.	-	0.039	0.039
J	Construction of Public Toilets	-	-	-
	Ground Floor (1 x 35 x 12)	-	2.258	2.258

Sr. No.	Description of work	Approved Cost	Revised Cost	Difference
	Providing and laying structural pad made of selected granular material mixture of 50% sand and 50% gravel compacted up to 95% ASSHTO dry density complete in all respects as approved by the Engineer Incharge.	-	0.022	0.022
K	Construction of Retaining Walls	-	171.395	171.395
	Construction of Security wall 9" thick 8' height(341 Rft for container yard)	10.857	2.897	-7.960
	Extra Cost of Deeper Foundation for B/Wall	30.898	-	-30.898
	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. (i) 24 " diameter	0.850	1.139	0.289
L	Construction of Parking Shed	-	-	-
	Construction of Bus Sheds (as per below specification) P/F of Pre-engineering Bus Shed comprising of (Built up steel column Rafter, Lateral Bracing in Roof, Angle Sections Clips & Stiffeners & Cleats including sand blasting, 1 Coat Zinc Phosphate Primer & 2 Coat of PU Paint to be designed and supply as per ASTM A572M Grade 345 (Imported Steel) A. Rafter to be supply As per ATM A572M Grade 345 (Imported Steel) B. Top Rood Sheet Pre-Painted as per ASTM A792M Grade 340 Class -1 (Sheeting System will be installed with Self Drilling Screw have EPDM washer, sheet will having RIB height 34mm and 250mm apart to improved strength against Lateral Loads on Building. Sheet should include all necessary Trim, Mastics and Fasteners etc i/c cost of foundation work	12.978	39.453	26.475
M	Provision of Earth Fillings	41.293	138.182	96.889
N	Provision of Tuff Pavers	29.002	78.226	49.224
O	Provision of Watch Tower	4.795	-	-4.795
P	Provision of 1/2 Cusec Turbine	10.914	10.717	-0.198
Q	Provision of OHR 5000 Gallon Capacity(493-440) due to deeper foundation	2.200	2.465	0.265
	Total	216.032	769.721	553.689

Sr. No.	Description of work	Approved Cost	Revised Cost	Difference
	Add 5% External Development	7.224	25.952	18.728
	Total	223.257	795.673	572.417
	Add WAPDA electric connection Charges	2.500	5.000	2.500
	Add Replacement Cost to be paid Forest Department to clear trees at site	-	0.416	0.416
	Add 5% PRA:	11.163	39.784	28.621
	Total	236.919	840.873	603.954
R	Revenue Component			
•	Drones and Surveillance Equipment	0.096	0.096	-
•	Solar Panel 20 KVA including all accessories	2.500	2.500	-
•	Computer Set along with Printer	1.250	1.250	-
•	Metal Detectors	0.112	0.112	-
•	Pedestal Fans	0.052	0.052	-
•	Executive Chair	0.070	0.070	-
•	Office Table	0.225	0.225	-
•	Computer Table	0.150	0.150	-
•	Steel Almirah	0.200	0.200	-
•	Office Chair	0.300	0.300	-
•	Water Dispenser	0.096	0.096	-
•	Electric Water Cooler	0.270	0.270	-
•	Air Conditioner Inverter	0.960	0.960	-
•	Single Bed	0.300	0.300	-
•	Single Bed (Mattress 8-inch Spring)	0.500	0.500	-
•	Blanket Single Bed	0.160	0.160	-
•	Charpai	0.060	0.060	-
•	Microwave Oven	0.070	0.070	-
•	Freezer full size	0.360	0.360	-
•	Pillows	0.040	0.040	-
•	Bed Sheet Single	0.060	0.060	-
•	LED Flood Lights 200 Watt	0.090	0.090	-
•	CCTV Cameras + DVR (4 Camera + 1 DVR)	0.150	0.150	-
•	Internet Connectivity	0.050	0.050	-
•	LEDs for Control Room	0.360	0.360	-
•	Laptop	0.300	0.300	-
•	Vehicle (Single Cabin)	6.500	6.500	-
•	Motor Bikes 125 CC	0.250	0.250	-
•	Sniper Guns (LSR)	0.600	0.600	-
•	Mini Thermal Weapon Sights	1.400	1.400	-
•	NVGs	0.300	0.300	-
•	Telescope	0.050	0.050	-
•	Bottom View Mirrors	0.028	0.028	-
•	Walk Through Gates	0.592	0.592	-
•	Barriers	0.250	0.250	-
•	Explosive Detectors	-	4.500	4.500
•	High penetration Scanners (hand held)	-	14.700	14.700
•	Thermal Weapon Sights	-	2.000	2.000

Sr. No.	Description of work	Approved Cost	Revised Cost	Difference
•	Number Plate Detectors	-	1.000	1.000
•	Biometric Identity System/ Smart Verification Alert System (SVAS-4G) Portable	-	0.300	0.300
•	Others	3.000	3.000	-
	Total Revenue Cost	21.751	44.251	22.500
	Total Project cost	258.670	885.124	626.454

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.	Cost may be shared by Federal Government on 50:50 basis.	According to decision made in meeting with Pakistan Customs held on 06-02-2025 in Home Department, it was decided that said scheme will be executed by the Govt. of the Punjab.	
ii.	Justification for 23' deep site may be given which is adding 30% to 40% additional cost.	The site is 23' deep also mentioned in the attached Geo Technical Reports at Sr. No.2 of Location and Topography.	
iii.	Provision of engineered fill may be justified with recommendation of BRS.	The recommendation of Engineered fill material is according to Geo Technical Investigation Report (attached).	
iv.	Provision of RCC retaining wall may be justified.	The Tentative Provision has been taken in the rough cost estimate due to depression of site is up to 23' down from Road Level.	
v.	Size of turbine may be reduced to 0.25 cusec.	Provision of 0.5 Cusec Turbine is taken due to A-Category of Joint Check having Triple Storey infrastructures and vast area of site upto to 43 Kanals.	
vi.	Provision of deeper foundation may be deleted and covered in 10% cushion.	Provision of deeper foundation are in higher in cost and it could not be covered in 10% Cushion.	
vii.	Provision of Grade slab may be deleted.	The Tentative Provision has been taken in the rough cost estimate due to depression of site is up to 23' down from Road Level. Work will be got executed according to structural design which will be provided by the Planning and Design Department Lahore.	

Sr. No.	Observations	Annotated Replies	Remarks of the P&D Board
viii.	Parking sheds may be of RCC instead of pre-fabricated.	The RCC Parking Shed may enhance the cost of rough cost estimate.	
ix.	Provision of earth filling of 96 million may be deleted and covered in 10% cushion if needed / justified.	Provision of Earth Filling are in higher in cost and it could not be covered in 10% Cushion. The site is 23' deep also mentioned in the attached Geo Technical Reports at Sr. No.2 of Location and Topography.	
x.	Demand notice of WAPDA and forest department may be provided to justify these provisions.	The Tentative provision of WAPDA Demand Notice has been taken in the rough cost estimate. The payment will be made to WAPDA according to actual Demand Notice.(Forest Department Letter Attached)	
xi.	Drainage / sewerage plan of entire complex may be provided.	The execution of Drainage / Sewerage will be according to Plan	
xii.	Water tank / tubewell boring log may be justified.	Provision of water Tank and Tubewell boring are taken due to A-Category of Joint Check having Triple Storey infrastructures and vast area of site upto to 43 Kanals	
xiii.	Geo-tech report of BRS and suitability of location report may be provided.	Compliance made	

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. 885.124 Million (Cap: Rs. 840.873 Million Rev: Rs. 44.251 Million)** before PDWP.
