



**GOVERNMENT OF THE PUNJAB
PLANNING & DEVELOPMENT BOARD
(PUBLIC BUILDINGS SECTION)**

WORKING PAPER FOR PDWP

Project Profile:

1.	Project Title :	CONSTRUCTION OF MPA HOSTEL (PHASE-II) LAHORE (1ST REVISED)
2.	Location :	District: Lahore (Punjab)
3.	Sponsoring Agency :	Provincial Assembly of the Punjab, Lahore
4.	Executing Agency:	Punjab Buildings, C&W Department, Government of the Punjab.
5.	Operation & Maintenance:	Punjab Buildings, C&W Department, Government of the Punjab.
6.	Name of the relevant Department and Stakeholders invited in PDWP	<ul style="list-style-type: none"> • Communication & Works Department, Government of the Punjab • Finance Department, Government of the Punjab • Punjab Architecture Department, Government of the Punjab • Environment Protection Development, Government of the Punjab
7.	Sector's Specialists /Consultants /Experts Invited in PDWP	<ul style="list-style-type: none"> • Technical Appraisal Section, P&D Board • Energy Section, P&D Board • Consultant ID P&D Board
8.	Cost Estimate	<p>Approved Cost: Rs. 3440.310 Million (Cap: Rs. 3232.818 M + Rev: Rs. 207.492 M)</p> <p>Amended Cost: Rs. 3731.505 Million (Cap: Rs. 3524.013 M + Rev: Rs. 207.492 M)</p> <p>1st Revised Proposed Cost: Rs. 7644.183 Million (Cap: Rs. 6986.00 (M) + Rev: RS. 658.183 M)</p> <p>Cost after Pre-PDWP: Rs.6,296.749 Million (Cap: Rs.5,638.566 million + Rev: Rs.658.183 million)</p>
9.	Source of Financing	ADP 2024-25 at GS No. 2940 with an allocation of Rs. 400 million Upto date utilization: Rs. 2010.900 million
10.	Period of Implementation	Original Approved Gestation: 60 Months (Till June 2024) 1 st Revised Proposed Gestation: 78 Months

11. BRIEF DESCRIPTION :

Punjab Assembly Building is one of the most important buildings in Punjab, which was constructed during 1935 and is functional since then. The total members of Assembly are 371 and only 100 members have residential facility in existing hostels. Keeping in view the necessity of the hostel, it was planned to construct 104-suits. Instant project was approved in 30th PDWP meeting held on 24.12.2019 at the cost of **Rs. 3440.310 million (Cap: Rs. 3232.818 M + Rev: Rs. 207.492 M)**. As per directions issued by P&D Board vide No. 594/AC(Tech)/P&D 2022-23 dated 09.09.2022, 10% price variation was included and amended cost of instant project was approved at the cost of **Rs. 3731.505 million (Cap: Rs. 3524.013 M + Rev: Rs. 207.492 M)**

dated 04.11.2022. Now, provincial assembly has submitted revised PC-I at the cost of **Rs. 7644.183 Million** (Capital: 6986.00 (M) + Revenue: 658.183 M) due to addition of electrical works, CCTV system, fire alarm system, Public address system, IPTV system, Lightening & earthing system, firefighting system & HVAC system as well as price variation of project for consideration of PDWP.

12. REASONS OF REVISION:

a. Enhancement of existing Scope

- i. HT/LT panels with major cost impact of **Rs.717.938 million**
- ii. New provision of Parking management system, Fire fighting system/ Sprinklers, IPTV system, lightening & earthing with cost increase of **Rs. 528.930 million**
- iii. Increase in cost due to Air conditioning system is **Rs. 203.849 million** from split system to cassette
- iv. Increase in No & length of Retention Pile work with cost impact of **Rs. 116.388 million**
- v. Cost impact due to floor lead adjustment for basement 1 & 2 of **Rs. 38.085 million**
- vi. Improved specification of **Rs. 390.619 million**
 - HDF Molding (**Rs. 33.209 million**)
 - HDF Cornice (**Rs. 3.677 million**)
 - Imported MDF panel with vaneer of Mohagni wood (**Rs. 12.205 million**)
 - Media Wall (**Rs. 34.105 million**)
 - Front elevation with cost impact of **Rs. 124.966 million**
 - Provision of RO Filtration plant (**Rs. 0.648 M**), water coolers (**Rs. 1.140 M**), 105 Nos of Ros (**Rs. 4.368 M**) and fibre glass (**Rs. 4.800 million**)
 - 12mm thick UPVC Foam board thick sheet (**Rs. 21.941 M**)
 - Provision of costly architectural fancy granite + China Verona (Rs. 10,700 p-Sft) with cost impact of **Rs. 10.700 million**
 - 7236 sft of granite costing **Rs. 18.864 million**
- vii. Lifts with cost impact of **Rs. 35.808 million** due to updated rates of lifts.
- viii. Diesel generator sets with cost impact of **Rs. 69.531 million** due to updated rates
- ix. O.H.W.T of 35,000 gln capacity with cost increase of **Rs. 11.550 million**
- x. Provision of Fire alarm system, Telephone, network & CCTV cameras with cost impact of **Rs. 317.804 million**
- xi. Interconnecting underpass with cost impact of **Rs. 91 million** due to updated MRS
- xii. Increased consultancy charges of **Rs. 59.081 million**
- xiii. Provision of price variation of work done with cost increase of **Rs. 225.758 million**

- i. New provision of connecting bridge for connecting towers A&B with cost increase of **Rs. 15.750 million**
- ii. New provision of Roof Atrium of **Rs. 165.623 million**

b. Addition of Revenue component with cost impact of Rs. 450.691 million due to converting lounge having covered 709 Sft into lounge and additional bed room having covered area 410 Sft and 299 Sft (20x15) respectively.

13. SCOPE OF WORK

- **Construction of MPA Hostel (Phase-II), Lahore**
Basement-I, Basement-II, Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor & Seventh Floor
- **Specification** Ash/ oak wood doors with Chowkat, Tile Flooring, False Ceiling & Interior works of suits
- **Lifts** 4-No. Passenger lift 1000-kg capacity, 2-No Service lift 800-KG Capacity & 2-No. luggage / Cargo lift 1275 kg capacity
- **4-No 500-KVA Diesel Generator**
- Overhead water Tank 35000 gln Capacity (04 No.)
- 1 cusec tubewell (02 No.)
- Firefighting/ fire alarm system
- Telephone, Internet, HT/LT panels
- CCTV Cameras
- Air Conditioning System
- Underpass
- Horticulture charges

14. COVERED AREA STATEMENT:-

Sr. No.	Description of Items	Original Approved scope (Sft)
1	Basement-I	122316
2	Basement-II	122316
3	Ground Floor	44751
4	First Floor	38981
5	Second Floor	37704
6	Third Floor	35364
7	Fourth Floor	35364
8	Fifth Floor	35364
9	Sixth Floor	35364
10	Seventh Floor	10238
	Total Covered Area	517762 Sft

15. Sector issues:

Shortage of guest rooms / suites accommodation for Dignitaries and distinguish Foreign Delegations.

16. Sector Strategy:

The scheme is in line with sector strategy for provision of adequate guestrooms/suites accommodation.

17. Relationship of the Project with sectorial Policy/Growth Strategy, 2023.

The scheme is in line with sectorial Policy.

18. COST SUMMARY (Capital Component):

Sr. No.	Description	As Per approved Cost Estimate	Cost Before Pre-PDWP	Cost After Pre-PDWP	Difference (3 – 5) = 6
1	2	3	4	5	6
A	Building Portion i/c External Development	1,865,150,513	1,903,236,046	1,903,236,046	(38,085,533)
B	Retention Plie Work	118,381,002	234,769,965	227,932,005	(109,551,003)
C	Improved Specifications	333,466,131	724,085,480	719,461,400	(385,995,269)
D	Lifts	186,036,104	221,844,104	221,844,104	(35,808,000)
E	Diesel Generator Sets	58,000,000	127,531,096	127,531,096	(69,531,096)
F	Over Head water Tank 35000 Gallon Capacity 4x35000x110	3,850,000	15,400,000	15,400,000	(11,550,000)
G	Tube Well 1cusec Capacity 2 No's	23,005,855	23,005,855	23,005,855	0
H	H.T / L.T panels i/c Cost of WAPDA Metering Panel, Transformer Protection Pannel, PFI Panel, Bus Bar Trunking System and Transformers 1250+1250 KVA, L.T Panels.	65,551,200	982,447,296	717,938,365	(652,387,165)
I	Telephone & Net working	19,119,100	187,754,118	187,754,118	(168,635,018)
J	Fire Fighting & Fire Alarm System, CCTV cameras & Public Address System	59,542,630	208,712,592		59,542,630
K	Parking Management System, Sprinkler System, IPTV System, Lightning and Earthing System.		528,930,646		
L	Air Conditioning System	78,802,000	282,651,649	282,651,649	(203,849,649)
M	Providing and fixing of connecting bridge for connecting towers A&B.		15,750,000	15,750,000	(15,750,000)
N	Providing and fixing roof of Attrium.		165,622,500	165,622,500	(165,622,500)
	Total	2,810,904,535	5,621,741,347	4,608,127,138	(1,797,222,604)
	Add 4.167% Mega Project allowance On (A+B+C+F+G+H+I+K) on Rs.2,732,892,927/-	101,043,087	178,323,071	101,043,087	0
	Total	2,911,947,622	5,800,438,672	4,719,525,645	(1,807,578,023)
	Add 0.1% Horticulture charges	2,911,948	2,911,948	2,911,948	0
	Services Charges (Wapda , sui gas , Pctl)	50,000,000	70,000,000	70,000,000	(20,000,000)
	Add 2% Consultancy charges Add 1.4% Consultancy charges excluding 16% PST	58,238,952	117,320,186	88,936,858	(30,697,906)
	Total	3,023,098,522	5,992,091,970	4,877,478,006	(1,854,379,484)
	Add 10% Price Variation	291,194,762	516,952,960	516,952,960	(225,758,198)
	Total	3,314,293,284	6,509,044,930	5,394,430,966	(2,080,137,682)
	Add 5% PST (A+B+C+F+G+H+I+K+L+M) Mega Project, Price Variation on Rs.5,054,594,503/-	145,597,381	321,806,649	244,134,153	(98,536,772)
	Inter Connection Underpass	64,122,109	155,148,850	0	64,122,109
	G.TOTAL	3,524,012,774	6,986,000,429	5,638,565,119	(2,114,552,345)
	Revenue Component	207,492,000	658,183,499	658,183,499	(450,691,499)
	FIGURE IN MILLION (Cap + Rev)	3,731.505	7,644.184	6,296.749	(2,565)

19. PRE-PDWP DELIBERATIONS:

The project was initially discussed in the Pre-PDWP meeting held on 19.12.2024 and observations were conveyed to Punjab Assembly. 2nd Pre-PDWP meeting held on 19.03.2025 in which annotated replies were discussed. Observations raised by P&D Board and responses of sponsoring agency are juxtaposed:-

Sr. No.	Observations	Replies	Remarks
A. Comments of Public Buildings:			
1.	PC-I needs to be vetted by competent authority (in order to ensure veracity of the document).	PC-I is signed by the Secretary General Provincial Assembly of the Punjab while the Rough Cost estimate vetted by the Chief Engineer Punjab Building Department (CZ) Lahore vide letter No. CEB(CZ)	Noted
2.	Structural Design of the instant project is not taken from directorate of Planning & design. Same needs to be justified.	The structural design is issued by Directorate of Planning and Design while the design of piles was out sourced as the Directorate (P&D) does not have the expertise of pile design.	C&W should have the capacity to design the piles
3.	Why was the detailed designing not done before the Technical Sanction (TS)? Same needs to be explained. How did the TS authority proceed without a detailed design?	Detailed building architectural and structural design was done at the time of first TS and accordingly work was awarded. Sponsoring agency/Client department hired a Design Consultant, as per the approved provision in AA, to design the several systems light Fire frightening. Fire detection & Parking management system etc. Accordingly, revised rough cost is framed having additional scope as per design.	Detail design of electrical component should have been done before the bidding
4.	When an additional 3% area for ventilation had already been added in each floor, then why has an additional amount been taken for the façade? Same may be deleted.	The additional 3% area is taken for sky lights to provide the natural light in basement parking, balconies and shades on upper floors The additional amount for façade is added as per rich architectural features to be provided.	Noted
5.	In the given cost estimates, the specified concrete ratio of (1: 1-1/2 : 3) is mentioned as "type-C" instead of "type B.". Same needs to be explained and corrected.	Corrected.	Noted
6.	Deletion of 494 Nos. cement grouted anchor needs to be justified.	As the anchor piles are replaced with retention piles because of site constraint. Therefore, the cement grouted anchors are deleted.	Noted. However, the decision should have been taken before the technical sanction
7.	New provision of roof atrium with cost impact of Rs. 165 million of atrium needs to be justified and reviewed.	Central part of building is architectural provided with Glass atrium for natural light. As this area is not taken up in covered areas, therefore independent provision as per market price has been made.	PDWP may decide about the new scope
8.	The additional steel quantity of 649,632 kg in piles needs to justified and rationalized.	The quantity of steel in piles increased due to increase in the length of piles as per design requirement.	Noted
9.	At Sr. No. 7 & 10, replacement of porcelain glazed tiles 32"x32" (Rs.248.35 p-Sft) and dado skirting with 02'x04' which are available at double rate of Rs. 440.39 p-Sft resulting in cost impact of Rs. 122 million needs to be justified.	The provision of porcelain tile size 24"x48" is made as per the approved interior design because 32"x32" is obsolete in market now. But in order to rationalize the cost impact, 2' x 2' local tile has been proposed in same texture which resulted in rationalization of 17.370 (M).	Rationalization has been done in lounge and guest bed
10.	Increased false ceiling of 148,762 Sft with cost impact of Rs. 11.900 million needs to be justified.	The false ceiling of corridors was missing and added to provide to meet the architectural requirement in the building.	PDWP may decide about the false ceiling. As the same has been banned by the PDWP.
11.	New provision of additional items needs to be justified which includes:		

Sr. No.	Observations	Replies	Remarks
12	HDF Molding (Rs. 33.209 million)	The HDF molding is proposed to achieve the approved interior design of room.	Decision about the improved specification needs to be made by the PDWP
13	HDF Cornice (Rs. 3.677 million)	The HDF molding is proposed to achieve the approved interior design of room.	
14	Imported MDF panel with veneer of Mohagni wood (Rs. 12.205 million)	The MDF Panel is proposed to achieve the approved interior design of room.	
15	Media Wall (Rs. 34.105 million)	The Media Wall is proposed to achieve the approved interior design of room.	
16	Front elevation with cost impact of Rs. 124.966 million	The rich architectural requirement is recommended by the architect Department which is requires molding, cornices and dummy columns. Estimated cost has been made on recent approved project.	
17	12mm thick UPVC Foam board thick sheet (Rs. 21.941 M)	The UPVC Foam board sheet is taken for the Cabinet in the Washrooms as the MDF Sheet gets effected by the moisture in the washrooms.	
18	Provision of costly architectural fancy granite + China Verona (Rs. 10,700 p-Sft) with cost impact of Rs. 10.700 million	The fancy granite for the architectural features is required for the entrance lobby.	
19	7236 sft of granite costing Rs. 18.864 million	Granite is required for the stair steps.	
20	New provision of connecting bridge for connecting towers with cost impact of Rs. 15.750 million needs to be explained.	The connecting bridge is required for movement between two towers	
21	Provision of Fire alarm system, Telephone, network & CCTV cameras with cost impact of Rs. 317.804 million at this stage needs to be justified.	These system are design by Design Consultant M/s ECSP on the requirement of client department. Accordingly incorporated.	The system may be taken through a new scheme
22	Provision of RO Filtration plant (Rs. 0.648 M), water coolers (Rs. 1.140 M), 105 Nos of Ros (Rs. 4.368 M) and fibre glass (Rs. 4.800 million)	The RO Filtration plant is for the guest and staff. RO plant for every suite has been deleted but Filtration plant for general public made intact, resulted into rationalization of 4.3 Million.	The filtration plant shall be deleted
23	New provision of Parking management system, Fire-fighting system/ Sprinklers, IPTV system, lightening & earthing with cost increase of Rs. 528.930 million at this stage needs to be justified.	These system are design by Design Consultant M/s ECSP on the requirement of client department. Accordingly incorporated.	The system may be taken through a new scheme
24	Mega project allowance is currently freeze and not allowed. Same needs to be deleted.	The mega project allowance is rationalized upto the awarded items where mega project had been incorporated which resulted into rationalization of 66.924 Million. No Mega project allowance on proposed new items.	The allowance shall be freeze as per original approval
25	Increasing in consultancy charges, needs to be justified with rationale.	The consultancy charges are increased with the increase in scope of work.	Noted
26	Soil Investigation Report by BRS needs to be provided. Same needs to be attached with PC-I.	Attached.	Noted
27	Interconnecting underpass with cost impact of Rs. 91 million needs to be justified.	The interconnecting underpass is the requirement of Client to provide the parking facility in the basement of MPA's Hostel during Assembly Session.	The system may be taken through a new scheme
28	Price variation of Rs. 225.758 million should be calculated on monthly basis.	The price variation is calculated as per Finance Notification.	EOT needs to be provided. Furthermore it should be certified by the Chief Engineer that the claim is according to the

Sr. No.	Observations	Replies	Remarks
			instruction issued by the P&D Board
29	The work plan for the current scheme shall be provided, as price variation cannot be granted without an approved work plan, in accordance with the guidelines of the P&D Board.	Attached.	Noted
30	Price variation is only allowed when delay is not on the part of contractor. Sponsors to justify the price variation. Whether, time extension with financial benefits granted to the contractor? Further as per Finance Department guidelines, price variation shall meet out of contingency; exceeding amount may be added in revised cost estimate.	Market price hike is significant in last 3 years which resulted this much price variation and attached here on detail based.	Noted
31	Moreover, price variation claimed for quantities which are within TS will be provided.	Attached.	Noted
32	Comparative statement of Revenue component is missing in Pc-I. Same needs to be provided and attached in PC-I.	Attached.	Noted
33	Air conditioning system with increase cost of 203.849 million needs to be explained.	The Air-conditioning system is amended to cassette type air conditioners, as per the suitable design/positioning in room.	Noted
Comments of Energy Section, P&D Board:			
1.	The project has been revised two times. However, comparative cost estimates of Electrical Portion along with its bifurcation has not been provided in the PC-I.	First revision of project was only to cater 10% Price Variation cushion notified by P&D. Electrical cost in original approval was on plinth area rates whereas in proposed revision Detailed Costing of Electrical portion along with design is vetted by the design consultant and attached herewith.	Noted
2.	As per 2nd revised rough cost estimates, it is mentioned that for the H.T/ L.T panels cost of WAPDA Metering Panel, Transformer Protection Panel, PFI Panel , Bus Bar cost estimates amounting to Rs. 65.55 million has been specified . However, as per work yet to be allocated funds amounting to Rs. 916.8 million has been juxtaposed. The rationale of the funds for the works yet to be allocated beyond the specified cost estimates may be provided along with remarks.	The rationale approach has been adopted while design of the electrical portion and HT/LT panels. Therefore the proposed cost for the HT / LT Panels is rationalized, calculated and designed by the design consultant. Detailed working is attached herewith.	The detail designing should have been done before award of work. Procurement of work yet to be done should be according to PPRA rules.
3.	Cost Summary (based on MRs 2 nd Bi-Annual 2024) provided at page no. 155 contains the head Electric Works with the provision of Rs. 536 .646 million for Group-I /Block A and Rs. 620.448 Million for Group-2/Block B. The same Electric Works Cost is missing in General Abstract of Cost. In addition to this block wise comparison of electric works of earlier revisions may be provided and made part of the PC-I.	The design consultant in design copy has placed electric works, transformer and Generator in the same head while these are placed in their respective heads in the main abstract. Earlier cost of electrical portion was approved on plinth area rates and now the detailed design working has been carried out.	Noted. The detail designing should have been done before award of work.
4.	If the revision in the electric works is due to revision in MRS Rates, the same should be mentioned in general abstract cost of the PC-I.	Proposed revision is not because of change in MRS, it majorly because of additional scope of work added after detailed designing.	Noted
5.	It may be certified by the department	No such certification issued, because proposed	The detail

Sr. No.	Observations	Replies	Remarks
	that there is no increase in scope and specification of electric works. The electric works are being revised to the extent of adjustment of MRS rates.	revision is because of additional scope after detailed designing, not because of MRS rates adjustment.	designing should have been done before award of work.
6.	The Sponsors have proposed solar PV system for the project with three options. The Sponsors through the Consultants have studied three options and proposed one (01) MW with net metering as the most feasible solution. For this system formal recommendations from the Contractor are shared in the PC1. The same system may be recommended.	No Solar system provision is made in revised RCE.	Noted
7.	The sponsors have shared BOQ of the proposal solar system at total cost of Rs. 103.4 million. The system is proposed at Rs. 103/ watt which may be accepted. However, the Sponsors are requested to add the electrical diagrams (reference or actual) in the PC-I, by virtue BoQ quantities can be verified.	No Solar system provision is made in revised RCE.	Noted
8.	The sponsors are requested to share the rate analysis of the BoQ items proposed.	Attached in vetted RCE.	Noted
9.	The sponsors are also requested to share the specifications of the BoQ items proposed which are missing like Genset synchronization module, data logger etc.	Attached in vetted RCE.	Noted
10.	Following information is missing in PC-I and needs to be shared and made part of PC-I: <ul style="list-style-type: none"> Comparative statement of electrical equipment Bifurcated equipment list, MRS and Non-MRS Work awarded through contract Work yet to be awarded. Load analysis and Survey report Reasons for delay in award Client requirement Project consultant TORs, deliverables 	Serial No 1, 2,5,6,7 has been attached with RCE and Sr # 3, 4, 8 attached in annexure here.	Noted
Comments of Consultant (ID), P&D Board:			
1.	35000 gallon capacity O.H.R and 1 Cusec tube well may be justified on the basis of 35 gallon / capacity consumption and 1/6 storage as per notified criteria of PHED.	The capacity of OHR is calculated as per requirement of the building and international criteria. The detail of design capacity calculation is attached.	Noted
2.	2 No. 500 KVA Gen set, may be justified.	500KVA Generator set is required to cater the emergency load of building and a backup is required for uninterrupted electric supply during offload hours.	The backup may be constrain to the critical load need.
3.	Increase of Rs. 38.085 in building part, 116.388 million is not justified, 390 million on improved specs, 35 million for lifts, 69 million for Gen set, 916.896 million on HT& LT Pannel, 317.804 million on CCTV, 529 million for parking, 203.849 million HVAC and 15.750 million for connecting bridge may be justified.	Lead for extra floor as per notified plinth area rates is added in building part. 116.388 million Increase in piles due to change in depth of piles. Improved specifications is proposed to achieve the approved interior design of room. Design of HT/LT panels is attached. CCTV, HVAC and parking management systems are designed by the design consultant. The connecting passage is the requirement of	PDWP may decide about additional scope of work. Only critical component may be taken in revision whereas additional scope

Sr. No.	Observations	Replies	Remarks
		Client to provide the facility of movement between the two towers.	may be catered for through a new scheme
4.	Provision of 4.17% mega allowance (Rs. 101 million) may be deleted as not allowed as per P&D policy.	The mega project allowance is rationalized upto the awarded items where mega project had been incorporated which resulted into rationalization of 66.924 Million. No Mega project allowance proposed on new items.	Mega project allowance shall be freeze
5.	Price variation cost may be vetted as per actual under clause 552 the agreement & P&D guidelines 2023. 2% Contingencies may be credited to price variation amount as per policy of FD.	The Detail of Price variation cost is attached.	Noted
6.	Electrical design may be get vetted from ECSP.	Vetted Design from ECSP is attached.	Noted
7.	Increase in revenue part may be examined at sector level.	The increase in revenue part is due to market price.	Noted
Comments of Technical Section, P&D Board:			
1.	It is observed that cost of scheme has been approximately doubled from the original cost of Rs.3,524.00 M to Rs.6,986.00 M owing to design changes. Sponsor may justify the change in design of the scheme at this stage.	Only 4% cost is because of variation in quantities, remaining upward revision is because of additional systems designed by hired design consultant (M/s ECSP) i.e Parking management system, Fire Alarm, fire-frightening along with sprinkler system etc.	PDWP may decide about additional scope of work. Only critical component may be taken in revision whereas additional scope may be catered for through a new scheme
2.	The number and depth of piles has been increased with the cost excess of Rs.116.00 M. Sponsor may justify the design change and provide updated design in comparison to original.	The anchor piles are replaced with retention piles because of site constraints which resulted in increase in the depth of the piles. The design is attached.	Noted. However, the designing should have been done before the bidding.
3.	The increase of a subsequent floor may be justified along with change in design as communicated by Planning and Design, C&W Department.	Lead for subsequent floors is added as per notified plinth area rates.	Noted
4.	The number of OHR tanks has been increased. Sponsor may clarify whether the increase dead load has already catered for design or not.	The increased load has been catered in the design. The increase in OHR tanks is the requirement of fire-fighting to provide a backup of overhead tank for the unforeseen situation.	Noted
5.	The increase of Rs.916.00 M under HT/LT panel may be scrutinized from the Energy Sector, Planning & Development Board.	The detailed design of HT/LT panels by the design consultant ECSP.	Energy Section has been examined
6.	Connecting bridge @Rs.15.00 M may be explained along with design. Also new provision of atrium roof @Rs.165.00 M may be justified.	The connecting passage is the requirement of Client to provide the facility of movement between the two towers. Central part of building is architectural provided with Glass atrium for natural light. As this area is not taken up in covered areas, therefore independent provision as per market price has been made.	PDWP may decide about additional scope of work. Only critical component may be taken in revision whereas additional scope may be catered for through a new scheme
7.	It is observed @ 4.16% mega project allowance has been taken and accordingly revised. The provision may	The mega project allowance is rationalized up to the awarded items where mega project had been incorporated which resulted into	Mega project allowance shall be freeze

Sr. No.	Observations	Replies	Remarks
	be fixed at original or may be deleted as policy decision of PDWP forum.	rationalization of Rs. 66.924 Million. No Mega project allowance proposed on new items.	
8.	Lump Sum service charges of WAPDA and Sui gas shall be subjected to the detailed demand notices.	Proposed cost is based on the actual Demand Notice claimed by utility service provider.	Noted
9.	Inter connection underpass provision with an increase of Rs.91.00 M may be justified. Also the scheme may be presented with site detail and pictures.	The interconnecting underpass is the updated on latest rates, as per the previous proposal.	Noted
10.	The increase of Rs.203.00 M under the provision of air conditioning system may be explained in comparison to the original design.	The Air-conditioning system is amended to cassette type air conditioners, as per the suitable design/positioning in room.	Noted
11.	It is observed that new provision of parking management system firefighting, IPTV system at the increased cost of Rs.529.00 M has been made. The need of same at this stage may be justified.	These systems are designed by Design Consultant M/s ECSP on the requirement of client department. Accordingly incorporated.	Component may be taken in revision whereas additional scope may be catered for through a new scheme
12.	The increase in cost under fire alarming system, telephone and CCTV cameras at the Rs.318.00 M may also be explained in comparison to original design.	These systems are designed by Design Consultant M/s ECSP on the requirement of client department. Accordingly incorporated.	

20. RECOMMENDATIONS:

- PC-I at a revised cost of **Rs.6,296.749 Million (Capital: Rs.5,638.566 million + Revenue: 658.183 million)** is placed before PDWP for consideration / approval.
- Fire Fighting (Sprinkler System) & Fire Alarm System, CCTV cameras & Public Address System Parking Management System, IPTV System, Lightning and Earthing System & Inter Connection Underpass at the cost of Rs.892.792 million may be taken up through a separate project in ADP 2025-26.
