



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

WORKING PAPER FOR PDWP

PART-A

Project Profile:

1.	Project Title:	Construction of District Jail, Nankana Sahib (NRP) (1 st Revised)
2.	Location:	Nankana Sahib
3.	Sponsoring Agency:	<ul style="list-style-type: none"> • Home Department, Govt. of the Punjab • Punjab Prisons Department
4.	Executing Agency:	<ul style="list-style-type: none"> • C&W Department • Punjab Buildings Department, (Central Zone)
5.	Operation & Maintenance:	C&W Department/ Punjab Prisons Department
6.	Name of the relevant Department and Stakeholders invited in Pre-PDWP	<ul style="list-style-type: none"> • Home Department, Government of the Punjab • C&W Department, Government of Punjab • Environment Protection Department, Government of the Punjab • Finance Department, Government of the Punjab
7.	Project Cost	Original Approved Cost: Rs.1,396.634 million 1 st Amended Approved Cost: Rs.1,604.471 million 1 st Amended Cost: Rs.1,757.735 million Cost before Pre-PDWP: Rs.2,360.653 million Cost after Pre-PDWP: Rs.2,238.17 million
8.	Source of Financing	ADP 2024-25 at GS No.2668 ADP Allocation: Rs.640.853 million Utilization till date = Rs.1361.5 million (Rs.1146.9 million till June 2024 + Rs.214.6 million in CFY)
9.	Period of Implementation	18 Months (Till June 2026)

1. Brief Description:

The Prisons Department provides Safe Custody to inmates (Keeping inmates in safe place of confinement, Care (meeting basic needs e.g. accommodation, food, education, medication), Control (maintaining order and discipline within the prison premises), Correction (motivating inmates through psychological, ethical moral and vocational teaching to become productive and law-abiding citizens). Critical overcrowding is being faced due to shortage of jails. Accordingly, it was planned to provide jails at all the districts. There is no jail at District Nankana to contain inmates. Considering the dire need, the instant scheme, was originally approved by PDWP on 10.08.2021 at cost **Rs. 1396.634 Million**. Amended approval was issued on 21.01.2022 at a cost of Rs. 1604.471 million due to updation of MRS without any change in scope. Later on another amended approval was done (owing to 10% price variation cushion as per P&D Board

guidelines) dated 16.11.2022 at cost **Rs. 1757.735 Million**. Now, Home Department has submitted second revised PC-I at revised cost of **Rs. 2,360.653 million** for consideration of PDWP.

2. Scope of Work:

The major components of new Jail at Nankana are given below:

- Construction of Santary post (03-No)
- Construction of Administration Block (01-No)
- Construction of association barracks each for 60 Prisoners (09-No)
- Construction of Punishment-segregation cell each for 16 prisoners (02-No)
- Construction of condemned cells each for 16 prisoners (03-No)
- Construction of gallows (01-No)
- Construction of better class ward each for 06 prisoners (02-No)
- Construction of Semi Security barracks each for 30 prisoners (02-No)
- Construction of Women barracks each for 18 prisoners (02-No)
- Construction of Juvenile barracks each for 40 prisoners (02-No)
- Construction of wall watch tower (09-No)
- Central Watch tower 52.5 height (01-No)
- Construction of Over Head Reservoir (01-No)
- Construction of kitchen with barracks each for 12 prisoners (01-No)
- Construction of Hospital 12 Bedded (01-No)
- Construction of Godown (01-No)
- Construction warden barracks for 40 warders (01-No)
- Construction of post office (01-No)
- Electric Substation (01-No)
- "Residence for Grade18-19 (Single Story) (01-No)"
- Construction of warder barrack for 128 warder (01-no)
- Construction of court room (01-no)
- Construction of interview room (01-no)
- Construction of line office (01-no)
- Construction of lady supt. office & women ward (01-no)
- Construction of school for juvenile (01-No)
- Construction of new design of extension hospital (01-No)
- Provision of Adalat Ahata/Prisoner's Wating Shed (01-No)
- Construction of PCO Room (01-No)
- Construction of guard room (01-no)
- Construction of main gate (02-No)
- Construction of wall watch tower (27-No)

- Water filter plant scheme
- Shed for kitchen (01-No)
- Construction of main perimeter wall 16'-9" high above (6148 Rft)
- Construction of Boundary Wall 10' height Internal enclosure Boundary Wall and Gate & Gate Pillar (14966 Rft)
- Provision for borrow pit excavation undressed lead up to 3-miles
- Internal Roads
- Tube well Chamber, Boring with Turbine, Quarter tube well operator
- Construction of Waiting Shed (01-No)
- Provision of Security Wall 9" thick 8'-0" height (8759 Rft)
- Construction of Disposal Station

3. Reasons for Revision:

Due to Provision of **Plinth beam** according to BRS report and Design Directorate **Frame and Partial frame structural** provision on Warder Barracks, Godown, Condemned Cells, Punishment & Segregation Cells; cost has been increased:

- Construction of Punishment and Segregation Cell and Condemned Cell with cost impact **Rs.20.381 million**
- Construction of Santary Post, Administration Block and Association Barracks with cost impact: **Rs.60.243 million**
- Gallows, Better Class Ward, Semi Security Barracks, Women Barracks and Juvenile Barracks with cost impact: **Rs.22.485 million**
- Construction of Overhead Reservoir with cost impact **Rs.5.1 00 million**
- Construction of Kitchen with Barracks, Hospital 12 Bedded and Go down (01-Nos.) with cost impact: **Rs.22.897 million**
- Construction of 40 Warder Barracks for 40 Warder with cost impact: **Rs.11.271 million**
- Construction of Post Office, Electric Sub Station, Residence Grade 18-19 and Warder Barracks for 128 Warder with cost impact: **Rs.22.780 million**
- Construction of Court Room, Interview Room, Line Office and Lady Supt Office & Women Ward with cost impact: **Rs.7.202 million**
- School for Juvenile with cost impact: **Rs.4.901 million**
- 20 bedded Hospital **Rs.10.733 million**
- Provision of Borrow pit with cost impact: **Rs.8.446 million**
- Internal Roads with cost impact: **Rs.9.067 million**
- Area Development between Enclosure Wall and Buildings
- 500' Bore with Pumps (15-Nos.)

- New scope of Construction of waiting shed: **Rs.43.367 million**
- New Provision of Security Wall 9" thick 8'-0" height (8759 Rft): **Rs.67.571 million**
- New Construction of Disposal Station: **Rs.43.403 million**
- Addition of WAPDA & SUI Gas Connection Charges with cost impact: **Rs.73.754 million**
- Price Variation Rs 80 million

4. Sector issues:

The project is significant as it will facilitate the administrative department to create conducive environment for the inmates and it would also impactful in bringing change in mindset of inmates with providing spacious space in barracks.

5. Sector Strategy:

The scheme is in line with sector strategy as well as "Sustainable Development Goal No. 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all".

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

The scheme is in line with sectorial Policy.

7. Comparative Cost Summary:

(Rs. in Million)					
Sr. No.	Description	Approved cost	Cost before pre-PDWP	Cost after pre-PDWP	Difference
1	Construction of sanitary post (03-no)	0.733	0.871	0.871	-0.138
2	Construction of administration block (01-no)	48.021	66.09	66.09	-18.069
3	Construction of association barracks each for 60 prisoners (09-no)	163.967	206.003	206.003	-42.036
4	Construction of punishment and segregation cell each for 16 prisoners (02-no)	30.725	40.069	40.069	-9.344
5	Construction of condemned cells each for 16 prisoners (03-no)	56.891	67.928	67.928	-11.037
6	Construction gallow (01-no)	1.688	1.916	1.916	-0.228
7	Construction of better class ward each for 06 prisoners (02-no)	25.813	31.543	31.543	-5.73
8	Construction of semi security barracks each for 30 prisoners (02-no)	15.843	19.285	19.285	-3.442
9	Construction of women barracks each for 18 prisoners (02-no)	19.515	24.558	24.558	-5.043
10	Construction of juvenile barracks each for 40 prisoners (02-no)	37.722	45.764	45.764	-8.042

Sr. No.	Description	Approved cost	Cost before pre-PDWP	Cost after pre-PDWP	Difference
11	Construction of wall watch tower (09-no)	7.652	7.652	7.652	0
12	Central watch tower 52.5 height (01-no)	8.936	8.936	8.936	0
13	Construction of over head reservoir (01-no)	16	23.5	21.1	-5.1
14	Construction of kitchen with barracks each for 12 prisoners (01-no)	10.421	12.363	12.363	-1.942
15	Construction of hospital 12 bedded (01-no)	15.778	21.21	21.21	-5.432
16	Construction of godown (01-no)	25.515	41.038	41.038	-15.523
17	Construction warden barracks for 40 warders (01-no)	63.105	74.376	74.376	-11.271
18	Construction of post office (01-no)	4.954	5.875	5.875	-0.921
19	Electric substation (01-no)	53.411	54.882	54.882	-1.471
20	Residence for grade18-19 (single story) (01-no)	12.598	14.602	14.602	-2.004
21	Construction of warder barrack for 128 warder (01-no)	65.63	84.014	84.014	-18.384
22	Construction of court room (01-no)	7.618	9.127	9.127	-1.509
23	Construction of interview room (01-no)	1.064	1.246	1.246	-0.182
24	Construction of line office (01-no)	9.566	10.558	10.558	-0.992
25	Construction of lady supt. Office & women ward (01-no)	22.289	26.808	26.808	-4.519
26	Construction of school for juvenile (01-no)	19.127	24.028	24.028	-4.901
27	Construction of new design of extension hospital (01-no)	38.034	48.767	48.767	-10.733
28	Provision of adalat ahata /prisoner's waiting shed (01-no)	13.188	15.164	15.164	-1.976
29	Construction of pco room (01-no)	3.002	3.905	3.905	-0.903
30	Construction of guard room (01-no)	0.411	0.484	0.484	-0.073
31	Construction of main gate (02-no)	0.709	0.709	0.709	0
32	Construction of wall watch tower (27-no)	22.958	22.958	22.958	0
33	Water filter plant scheme	3.885	4.05	4.05	-0.165
34	Shed for kitchen (01-no)	4.173	4.759	4.759	-0.586
35	Construction of main perimeter wall 16'-9" high above (6148 rft)	215.272	215.272	215.272	0
36	Construction of boundary wall 10' height internal enclosure boundary wall and gate & gate pillar (14966 rft)	235.225	235.225	235.225	0
37	Provision for borrow pit excavation undressed lead up to 3-miles	26.843	35.289	35.289	-8.446
38	Internal roads	82.961	92.028	92.028	-9.067
39	Tubewell chamber, boring with turbine, quarter tubewell operator	12.773	13.982	13.982	-1.209
40	Construction of waiting shed (01-no)	0	43.367	0	0
41	Boring 500' depth for water pump (15-no)	0	4.034	4.034	-4.034

Sr. No.	Description	Approved cost	Cost before pre-PDWP	Cost after pre-PDWP	Difference
42	Provision of security wall 9" thick 8'-0" height (8759 rft)	0	67.571	0	0
43	Construction of disposal station	0	43.403	43.403	-43.403
44	Add: 10% external development charge	56.884	60.827	60.827	-3.943
45	Add: 1% horticulture charges	14.405	18.22	17.086	-2.681
46	Add: wapda & sui gas connection charges	28	101.754	101.754	-73.754
47	Add 10% price variation	145.966	145.966	145.966	0
48	Add price variation group no.1	0	68.441	68.441	-68.441
49	Add price variation group no.2	0	28.593	28.593	-28.593
50	Add price variation group no.3	0	5.775	5.775	-5.775
51	Add price variation group no.4	0	6.369	6.369	-6.369
52	Add: 2% consultancy charges	29.658	41.023	38.733	-9.075
53	Add 5 % PST	80.045	108.456	102.732	-22.687
	Total	1758.97	2360.63	2238.17	-479.194

8. PDWP Deliberations:

The project was discussed in the pre-PDWP meeting held on 17-03-2025 under Chairmanship of Member (ID). Certain observations from Public Buildings Section and Technical Section were conveyed. The observations, replies of the Department and remarks of the pre-PDWP are given below:

SR. NO.	OBSERVATIONS	REPLIES	DECISIONS
	COMMENTS OF PUBLIC BUILDINGS SECTOR:		
1.	Provision of extra rate for plinth beam, frame structure and mummy in different components may be justified at this belated stage (Either such scope is approved in Technical Sanction or otherwise executed at site). This provision is to be supported with BRS Recommendation.	The said additional provisions were not taken up in original approved estimate due to non-availability of detailed structural drawings. Later on, during execution stage the Planning & Design Directorate provided the detailed structural design of each component with the additional provisions, keeping in view the soil investigation report which indicates "Sulphates in soil samples are on higher side, proper treatment including use of sulphates resistance cement and other pre-cautions should be adopted upto DPC level to protect the structure from the salinity effects" . The same has been incorporated in revised rough cost estimate.	Noted. The project should have been submitted for revision at the earliest in the light of design report.
2.	Addition of First, Second and third Floor (5500+5500+425 sft) in	There is no such addition of area for 1 st & 2 nd floor as the subsequent floor	Noted

SR. NO.	OBSERVATIONS	REPLIES	DECISIONS
	Warden Barracks may be justified at this stage.	areas reduced from 5640 sft to 5500 sft. The mummy provisions 425 sft were missing in original approved estimate which has been taken up as per architectural drawings. Furthermore, there is arithmetic mistake in rates for 1 st & 2 nd floor which has also been rectified.	
3.	<p>New inclusion of following items at this belated stage may be justified.</p> <ul style="list-style-type: none"> • New Construction of waiting shed 8500 sft, 500 feet deep boring @ cost 4M, Security wall with razor cut wire @ cost 67M, Approach Road in different components, Partition wall, Extra rate for frame structure and strip foundation @ cost 9.3M (in godown), Filling of borrow pit excavated with lead in different components, Provision of SMD lights & Provision of pre polished granite, Solid wood Doors, vinyl emulsion paints 	<p>i. The Waiting shed was not included in initial approved scope. The committee constituted by worthy IG Prison, visited the site on dated: 06-04-2024 & issued direction to incorporate the provision of waiting shed in revised rough cost estimate.</p> <p>ii. The soil investigation report indicates “Sulphates in soil samples are on higher side, use of sweet water should be adopted to protect the structure from the salinity effects”. Therefore, the electric resistivity survey was conducted at site which recommended deep drilling up to depth 480’ to 500’ be carried out to attain comparative less saline water. Moreover, the site comprising of land 68 Acres & these bores will be utilized to irrigate & maintain large areas lawns. Therefore, the same provisions has been incorporated accordingly.</p> <p>iii. Semi Security wall was missing in initial approved scope. The committee constitute by worthy IG Prison visited the site on dated: 06-04-2024 & issued direction to incorporate the provision of missing wall in revised rough cost estimate. Therefore, the same provisions has been incorporated accordingly.</p> <p>iv. The total site area comprises of land 68 acres. The approved 10% cushion of external development is not sufficient to cover the internal approach road provision for each building component as the site comprising of very large area therefore to cover the amount of such works either the external development cushion may be enhanced upto 15% or separate internal approach road network provision be provided.</p> <p>v. The said provision was missing in initial approved estimate. The same has been incorporated as per approved architectural</p>	Noted

SR. NO.	OBSERVATIONS	REPLIES	DECISIONS
		<p>drawings.</p> <p>vi. The said provision was not included in approved estimate due to non-availability of structural design. The detailed structural design of godown, provided by Planning & Design Directorate, keeping in view the soil strata. The same provision has been incorporated accordingly.</p> <p>vii. The EGL was approximately 3' below reference road level as per BRS report issued vide letter no. SBC/NKB/901, SBC/NKB/4604: dated :01-04-2022 ,14-09-2020. The same provision has been taken up accordingly.</p> <p>viii. The standard specifications were issued by client department vide memo No. Bldgs/2024/60974-61019, dated: 21.06.2024. The same provision has been incorporated in the estimate.</p> <p>ix. The standard specifications were issued by client department vide memo No. Bldgs/2024/60974-61019, dated: 21.06.2024. The same provision has been incorporated in the revised estimate.</p>	
4.	<p>Increase in cost of following items may be justified at this belated stage.</p> <ul style="list-style-type: none"> Internal Roads with cost increase @ cost 9M & Tube well boring with turbine @ cost 1.2M excess 	i. The total site area comprises of land 68 acres. The approved 10% cushion of external development is not sufficient to cover the internal road provisions as the site comprising of very large area therefore to cover the amount of such works either the external development cushion may be enhanced upto 15% or separate internal roads network provision be provided.	Noted
5.	Substitution of tiles (with superb quality porcelain glazed tiles of master brand) is to be justified at this stage.	The standard specifications were issued by client department vide memo No. Bldgs/2024/60974-61019, dated: 21.06.2024. The same provision has been incorporated in the revised estimate.	Specification may not be changed.
6.	Construction of disposal station @ cost 43.4M is taken (as new item) at this stage. It is to be explained that why such an important provision was missed earlier. Furthermore, final disposal of sewage/waste must be highlighted on layout plan.	At the initial stage the consultant was not hired. Afterwards, the consultant hired the design of sewerage system was finalized. The design wet well size against approved scope is increased. Furthermore, provision of pumps & HDPE Pipe (500 mm) as submitted design were also not included in originally approved estimate which has been incorporated accordingly.	Noted
7.	External development charges and	The approved provision of horticulture charges has been paid to the Forest	External

SR. NO.	OBSERVATIONS	REPLIES	DECISIONS
	horticulture charges is to be capped as per approved cost.	Department on dated: 07.09.2024. Needful will be done accordingly.	development and horticulture charges shall be capped.
8.	<p>Price variation of Rs.253 Million (Rs.145 Million approved as 10% cushion and Rs.108 Million group wise PV) is taken in instant RCE against which back up calculations of only Rs.100 Million are attached. Response against following points is needed.</p> <p>PV paid through contingency must be indicated in RCE, Back up calculations of Price Variation, calculated on work done as per clause 55 of contract agreement, vetted by engineer Incharge may be provided & Extension of time certificates for extended period (as planned completion date of project was 20-10-2023) are to be provided.</p>	<p>The total price variation of scheme till to date is Rs. 242 (M). The backup detail is already attached with the estimate. The group wise price variation detail as shown under: -</p> <p>Group No. 1 = Rs. 100.028 (M) Group No. 2 = Rs. 70.029 (M) Group No. 3 = Rs. 34.190 (M) Group No. 4 = Rs. 38.480 (M)</p> <p>i. The group wise detail contingency is as under: Group No. 1 = Rs. 8.990 (M) Group No. 2 = Rs. 11.330 (M) Group No. 3 = Rs. 11.772 (M) Group No. 4 = Rs. 8.740 (M) The price variation paid through contingency has been deducted from revised rough cost estimate.</p> <p>ii. Attached. iii. Attached.</p>	Noted
COMMENTS OF TECHNICAL SECTOR			
1.	External development charges be kept as per last approved one.	The needful will be done.	Noted
2.	Horticulture charges be kept as per last approved one.	The approved 1% cushion is not sufficient to cover the lawn development. The forest department has taken up curtailed grass area (4.7 acre to 2.5 acre) in their demand notice keeping in view the approved cost cushion, which has already been paid. The provision amount may be enhanced to cover the balance area.	Noted
3.	Addition in utilities connection charges be supplemented with demand notices.	<p>The utility connections of site comprise of</p> <ol style="list-style-type: none"> 1. External Electrical Demand Notice (from grid station to site substation). 2. Internal Electrical Demand Notice (from site substation to buildings) 3. Road NOC Charges. 4. Sui Gas Charges. 5. Price escalation charges. <p>The original approved provision of utility charges was 28.000 (M). However, the External Electric demand notice of independent power line up to electric substation amounting to Rs 49.963 (M) (Excluding Internal Electric line, Transformers & Panels) has been</p>	Noted

SR. NO.	OBSERVATIONS	REPLIES	DECISIONS
		issued by the office of Chief Engineer (P&D) LESCO Lahore Vide Letter No.6080-92/DRW/SKP/780 which has already been paid exclusive of material price variation claim. Furthermore, the necessary additional amount has been taken lump sum to cover the future utility charges of internal electric demand notice, Road NOC charges, Sui Gas charges and material escalation.	
4.	The construction of 50,000 gallon OHR for water be supplemented with per capita & other usage consumption quantum.	1. Design Population = 3272 2. Per Capita Demand =50 GPD 3. Demand against population=3272x 50 =163,600 Gln 4. Unaccounted for Water (10%)= 163,600 x 0.10 =16,360 Gln 5. Total Avg. Demand = 163,500 + 16,360 =179,960 Gln 6. Storage requires=1/4 (6 Hours) 7. Storage Capacity=179,960/4 =44,990 Gallons 8. Proposed Storage Capacity = 50,000 Gallons	Noted
5.	The alteration in structural design of any sort at belated stage i.e. approximately after 05 years of project approved be justified and responsibility be fixed.	The said additional provisions were not taken up in original approved estimate due to non-availability of detailed structural drawings. Later on, during execution stage the Planning & Design Directorate provided the detailed structural design of each component with the additional provisions, keeping in view the soil investigation report which indicates "Sulphates in soil samples are on higher side, proper treatment including use of sulphates resistance cement and other pre-cautions should be adopted upto DPC level to protect the structure from the salinity effects" . The same has been incorporated in revised rough cost estimate.	The project should have been submitted for revision in the light of design as soon as the design report was finalized.
6.	Provision of deeper foundation claim at belated stage be justified i.e. after 05 years of approval with responsibility fixation.	Any additional Provision of extra deeper foundation is not claim/ taken up in any building structure component.	Noted
7.	Addition of new scope of approach roads / paths be justified.	The approved 10% cushion of external development is not sufficient to cover the internal approach road provision for each building component as the site comprising of very large area therefore to cover the amount of such works either the external development cushion may be enhanced upto 15% or separate internal approach road network provision be provided.	Noted

9. RECOMMENDATION:

Revised PC-I at a rationalized cost of **Rs.2238.168 million** is submitted for consideration of the PDWP in the light of observations raised by P&D Board, replies furnished by sponsoring agency and remarks of Pre-PDWP.