



GOVERNMENT OF JAMMU & KASHMIR

Chief Minister's Monitoring Cell

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Physical verification report of the project namely "CONSTRUCTION OF MINI-SECRETARIAT COMPLEX" District Kishtwar



By
Deputy Director,
CM's Monitoring Cell.

Name of Project: Construction of Mini-Secretariat Complex, Kishtwar

Implementing Agency: Revenue Department

Executing Agency: JKPCC Ltd

Funding Agency: District Plan

Month of Start: April, 2008

Month of Completion: April, 2011 (36 months targeted)
December 2014 (revised target)

Financial Progress

Particulars	Amount in crore	Remarks
Estimated Cost	41.88	
Funds Released	30.65	73% funds released against project cost
Expenditure Incurred	27.73	66% funds expended against project cost

Physical Progress

SNo	Major items	Physical status
1	Conference Hall	Completed & functional
2	Block-1 (Mini-Sectt)	Completed & functional
3	Block-2 (DC's Office)	Work in progress
4	Block-3 (Mini-Sectt)	Completed & functional
5	Allied Works	
a	Boundary Wall	Work in progress
b	Main gate/ sentry post/ rooms & frisking points	
c	Interior roads & drains	
d	External/internal water supply network with motor panel etc.	
e	Street lighting with high mast lamp/ sodium vapour lamp	

Backdrop of Project

Kishtwar is one among the eight new districts carved in the state of J&K in the year 2008. Ever since, the District Development Commissioner's Office is functioning in the Old Tehsil Complex. Due to paucity of space most of the newly created district offices began functioning from hired buildings.

As a consequence, a decision was taken to construct a Mini-Secretariat complex in Kishtwar town.

The construction work started in April, 2008. Against the project cost of ` **41.88 crore**, an amount of ` **30.65 crore** stands released and ` **27.73 crore** has been expended till date.

Field Observations

Construction work of Mini-Secretariat complex Kishtwar has been taken up on a piece of land measuring 61 kanals and 6.5 marla. The complex is supposed to comprise of three building blocks and a conference hall.

Construction works of two blocks (I and III) is complete and are also functional while the construction of the third block (II) is in progress. All the three blocks are triple storey buildings and are being constructed as per design and specifications prescribed in the DPR. The triple storey structure of block-II which is under construction has been raised. Plastering work and laying of lentils over buildings certain sections is in progress. The quality of construction material used and the workmanship hired for all the buildings is good.

The conference hall is a separate single storey building and has been completed and made functional. The infrastructure is well furnished. The District Development Board meetings of Kishtwar district are being held in the conference hall since the last two years.

Some length of boundary wall and the main gate of the complex has also been constructed. On a certain stretch, construction work of boundary wall could not be taken up due to land dispute with a local resident. The matter is in the court of law and the pending work is unlikely to be taken up unless a judgement is issued.

Underground water storage tank has been constructed and electric motor installed for supplying water to the buildings in the complex. The water supply lines are functional. The arrangement of water supply to the complex by the PHE is temporary. Pipe line from the filtration plant to the complex is yet to be laid, although ` **12.00 lacs** stands released to the district PHE wing for the purpose.

Electric connection has also been provided and electric sub-stations installed/ commissioned. Electronic voltage regulator, control panels and DG set have also been installed/ commissioned. A 33 Kv HT line of NHPC passes through the complex and has not been shifted so far.

It has been reported by the Engineer of JKPC that landscaping and further development of parking area shall be taken up after the third block of the mini-secretariat complex is ready.

The following few district offices have shifted and are functioning from the building blocks II and III which are ready:-

- a) Chief Education Officer, Kishtwar
- b) Social Welfare
- c) Agriculture Production (Saffron Development)
- d) District Account Officer
- e) Chief Medical Officer
- f) Horticulture
- g) District Officer, Handicraft
- h) District Officer, Handloom
- i) Khadi Village & Industries Board (KVIB)
- j) J&K Bank
- k) District Youth Service & Sports
- l) District Fund Officer
- m) District Information Centre
- n) Animal Husbandry
- o) SC/ ST & OBC Development Corporation
- p) CA&PD

The offices of the following departments have not shifted in the new building where adequate space is available for them:-

- a) ACD, Rural Development Department
- b) Cooperative
- c) Superintendent Engineer, PDD
- d) Superintendent Engineer, R&B
- e) Sheep Husbandry
- f) Superintendent Engineer, Hydraulic
- g) ARTO

Problem Areas/ Suggestions

- 1) **Accord of AA/ Technical Vetting:-** The Project is under execution for the last six years and still incomplete. The reasons probably could be meagre funding on annual basis over the years and/ or incapacity of JKPC in accomplishing the task of constructing the huge complex within a stipulated time frame. Revenue Department needs to obtain a copy of DPR of the project and ensure that Administrative Approval and Technical Vetting is accorded so that balance funding is ensured as per actual necessity and the project completed without further delay.

- 2) **Land dispute:-** Construction work of boundary wall along a particular section of the complex has stopped due to a dispute with a local claiming ownership of some portion of land acquired for construction of Mini-Secretariat Kishtwar. The matter is pending in the court of law. The Deputy Commissioner, Kishtwar needs to follow up the matter at the concerned quarters for early resolution of the dispute so that JKPCC is able to construct the remaining portion of the boundary wall for preventing any encroachment.

- 3) **Water connection:-** Temporary water connection has been provided to the complex from the nearest network of pipelines in the locality adjoining the complex. A special pipeline has to be laid from the filtration plant to the Mini-Secretariat complex for which funds already stands released to the PHE office. The Deputy Commissioner, Kishtwar needs to impress upon the district PHE officials to accomplish the task without further delay.

- 4) **Maintenance of the complex:-** The blocks I and III of the Mini-Secretariat are ready and some offices are also functioning in the building. Sweepers have been engaged by the functioning offices, but only the portion which is occupied by a particular office is cleaned. The un-occupied rooms and other corridors/ waiting area in both the blocks require regular cleaning and maintenance. The Engineer of JKPCC is of the view that cleaning/ maintenance work can either be outsourced by the district administration or else the JKPCC could also take up the task provided separate funds are allocated for the purpose. The Deputy Commissioner, Kishtwar needs to take appropriate steps in the matter to maintain cleanliness within and around the building blocks.

- 5) **Shifting of HT line:-** A 33 Kv HT line of NHPC passes over the Mini-Secretariat complex. Although buildings have been laid out in such a manner that these lines pass between the buildings and are not endangering. However, the Deputy Commissioner, Kishtwar needs to apprise the matter to the authorities in NHPC for taking necessary steps to ensure safety of officials and public visiting the Mini-Secretariat complex.

- 6) **Utility of block I and III:-** About 16 district offices have been shifted and are functioning in block I and III which are ready. However, a few rooms in these two blocks were found un-occupied. The engineer of JKPCC informed that 07 more district offices that have not shifted to the new Mini-Secretariat have to be accommodated in the vacant rooms. The Deputy Commissioner, Kishtwar needs to impress upon the district offices which are reluctant in shifting from their existing locations to occupy the vacant rooms in the Mini-Secretariat complex at the earliest.

Physical Verification Conducted by :	Madan Gopal Sharma, Deputy Director Planning, Monitoring Cell, Chief Minister's Secretariat.
Officer of Executing Agency who accompanied the inspecting officer:	Sh. Nazir Ahmed Sirwal, Assistant Engineer, JKPCC Unit Kishtwar
Date of conduct of physical inspection:	24-05-2014



Entry gate of the complex



Boundary wall constructed on front side of complex



Administrative Block-I



Administrative Block-II



Administrative Block-III



Conference Hall



Electric Power Generator and Control Panel



Electric Transformer