



**GOVERNMENT OF JAMMU & KASHMIR**

**Chief Minister's Monitoring Cell**

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**Physical verification report of the project namely  
"CONSTRUCTION OF GOLF COURSE CLUB BUILDING"  
District Jammu**



By  
Deputy Director,  
CM's Monitoring Cell.

**Name of Project:** Construction of 18-holes Golf course and Club Building on bank of R Tawi at Sidhra Jammu

**Implementing Agency:** Tourism & Culture Department

**Executing Agency:** Maintenance & Works Wing of Directorate of Tourism, Jammu

**Funding Agency:** State Plan and 12<sup>th</sup> Finance Commission Award

**Month of Start:** March, 2005

**Month of Completion:** September, 2006 (18 months targeted)  
March 2014 (revised target)

### Financial Progress

Particulars	Amount in crore
Estimated Cost	41.28 (at the time of 1 <sup>st</sup> inspection) 47.39 (inclusive of maintenance cost of Rs 10.00 crore reported during 2 <sup>nd</sup> inspection)
Funds Released	35.18
Expenditure Incurred	35.18

### Physical Progress

S.No	Items	Physical Status
1	Construction of Fairways, Greens, Tees (Hole 1 to 9).	Completed.
2	Protection against floods by way of laying of wire crates in rows along the flow of river side to protect reclaimed area.	Completed.
3	Providing/ fixing of chain link fencing.	Completed.
4	Construction of Kacha catch water drain and water bodies at various points to divert rain water into them and flush out excess water from catchments on the hill side into Tawi rive including stone pitching	Work completed near fairway no. (1-9), 11&12 except fairway No. 10, in between 13, 14 & in between 15,16,18.
5	Construction of 7 lacs liters capacity water storage tank (2 No.).	Completed.
6	Construction of R.C.C Culverts (2 Nos)	Completed.

7	Construction of approach road along the fencing for Golf Course by way of laying of RBM, WBM grade 1.2 and finished with 20mm thick premix.	Completed.
8	Construction of Hume pipe culverts (16 nos)	Completed.
9.	Construction of Guard room and Gate	Finishing of Guard room in progress and work of gate not started.
10.	Construction of Driving range.	RBM & Earth filling completed.
11.	Construction of site office.	Completed.
12.	Construction of Cart track.	Completed in fairway No. 1, 3, 4 and work of fairway No. 2,5,7,8 allotted but not started yet.
13.	Irrigation Pop-up System.	Work completed in fairway No. 1-9 and work of 10-18 holes in progress (main pipe & distributaries laid with necessary fitting.
14.	Construction of Bore well.	Completed.
15.	Assembling of Bore well	Completed.
16.	Construction of view points (6 Nos @ Rs 4.00 lacs each).	5 Nos Completed.
17.	Jungle Clearance/ Trees cutting.	Completed.
18.	Construction of Fairways, Bunkers/ Greens/ Tees (10 to 18)	Construction of fairway/ mounds by way of RBM filling completed and earth filling/ turffing in progress. Construction of Green, Bunkers in progress.
19.	Construction of side catches water drain along road.	Completed.
20.	Site Development/ Landscaping by way of earth filling, turffing and plantation along road.	Completed.
21.	Machinery	Machinery procured for working 1-9 Holes.
22.	Development of Nursery.	Earth work by way of RBM filling & chain link fencing around nursery completed.
23.	Construction of Machinery Yard.	Temporary shed for machinery completed.
24.	Construction of lighting of area.	Completed.
25.	Construction of water body.	Completed (3 Nos near fairway (in between 2-3) & in between 16, 17, 18 completed.
26.	Beautification/ Fountain at entry point.	Work in progress.
27.	Construction of Club Building.	Finishing work in progress.
28.	Raising of existing chain link fencing.	Completed.

## Field Observations

The construction work of 18 hole Golf Course was taken up by the Tourism Department in the year 2005-06 on 1385 kanals of land on the left bank of river Tawi at Sidhra, Jammu.

When the physical inspection of the Golf Course was conducted by the Chief Minister's Monitoring Cell on April 21, 2011, work on 09 holes of the Golf Course was complete and earth filling for remaining 10 to 18 holes had started. Besides, certain ancillary works such as, construction of approach path, boundary fencing, laying of crates/ protection bund, five view points, three water bodies, underground water storage tanks, three bore wells, installation of electric sub-station etc. had also been completed by incurring an expenditure of **Rs 20.30 crore**.

Certain problem areas were identified during the inspection which was highlighted in the report and accordingly the Tourism Department was asked to look into those and take necessary action. Some of the important problem areas which were identified then and still persist are mentioned below:-

- a) Although concurrence of the State Cabinet for execution of the project is reported to have been attained, accord of Administrative Approval and Technical Vetting of the DPR is still awaited.
- b) As a consequence of the first problem, inadequate funding is still an issue to be resolved.
- c) Work done liabilities are created with each passing year and remain un-cleared so far.
- d) Expenditure on account of maintenance of the infrastructure already developed is being borne out of the project cost although there is no provision for such work in the DPR.
- e) Condition of approach road has worsened. The chain link fencing also requires repairs.
- f) Water bodies are dry, as usual.

Another inspection of the Golf Course, Sidhra was carried out by the Chief Minister's Monitoring Cell on May 24, 2014 after the issue of accrual of work done liabilities to the tune of about **Rs 9.00 crore** came before the Principal Secretary to Hon'ble Chief Minister in a meeting convened by him to review the progress on the project.

The second inspection was carried out primarily with an objective of monitoring the progress of construction of the club house building taken up in the Golf Course at a cost of **Rs 6.57 crore**. An expenditure of **Rs 3.32 crore** stands incurred while **Rs 3.25 crore** is required for completion of the club building.

The construction work of the club house building taken up a couple of years back is about 60% complete. The structure of club house comprising a double storey building in the centre and two adjoining single storey buildings with connecting corridors to the central building is almost ready. The finishing work, such as, electrical fitting, sanitary fitting, AC fitting, laying of false ceiling is in progress. The quality of construction work as well as construction material used, such as, glazed marble, vitrified tiles, ceramic tiles, aluminium door/ window frames is good. The attic floor of the two buildings adjacent to the main building of club house shall be used as restaurant and bar and are being developed accordingly. However, the roof of the first floor of the main building comprises of steel truss structure with steel sheets laid over and slanting on all sides. Such roofs are preferred in Kashmir valley which witness's snowfall during winter months. Had flat reinforced concrete roof been laid over the first floor of the main building its attic could also have been utilized without making much difference in the cost of construction of the club building. The contractor who has been allotted the construction work of the club building informed that he has no option but to stop the work in case liabilities are not cleared in the next few months.

Construction of fairway/ mounds by way of RBM filling for 10<sup>th</sup> to 18<sup>th</sup> hole of the Golf Course has been completed while earth-filling/ turfing is in progress. Construction of greens/ bunkers is also in progress and 80% of the work on the pop up irrigation system has been completed.

The expenditure on account of maintenance of the 9 hole Golf Course which is ready is still being met out of funds released against the project cost. The Executive Engineer informed that since the last two years the maintenance expenditure is being reported separately so that additional funds are requisitioned and obtained for the purpose. An expenditure of **Rs 49.98 lacs** and **Rs 57.73 lacs** has been incurred on maintenance of the Golf Course during 2012-13 and 2013-14, respectively. A large number of labourers (80-100) have been engaged for maintenance of the Golf Course. The possibility of such labourers demanding for their regularization in the Government sector in near future cannot be overruled.

## **Problem Areas/ Suggestions**

- 1) **Huge escalation in cost of the project:-** It has also been learnt during the course of physical inspection that the project cost is likely to rise to **Rs 60.00 crore** for which the revised DPR is under preparation. The project is under execution for the last several years without appropriate funding, resulting in escalation of cost. A copy of the DPR (original/ revised) of the project needs to be forwarded by the Tourism Department to the Development Commissioner (works) to examine the same and accord approval only to those items which are imminent. The ancillary works could be taken up after the Golf Course starts generating revenue on its own.
  
- 2) **Inadequate funding:-** The Executive Engineer was asked to work out the minimum requirement of funds for completion of 18 holes Golf Course and the club building so that the infrastructure could be offered to the public for its utility to begin generating revenue in the shape of membership fee etc. The Executive Engineer has demanded a minimum amount of **Rs 7.20 crore** for the purpose.

It is pertinent to mention here that the annual state plan of Director Tourism, Jammu is in the range of **Rs 12.00 crore** to **Rs 15.00 crore** which he has to expend across ten districts of Jammu Division. During 2013-14 an amount of **Rs 4.65 crore** was released and expended on the Golf Course. It would be difficult for the Tourism Department to allocate **Rs 7.20 crore** under the current year's state plan exclusively for the Golf Course unless additional funds are arranged for the purpose in consultation with the Planning & Development Department. Such additional funding has to be one time and at the earliest so that the Golf Course and club building is made functional enabling generation of revenue for its development as well as for the State Government. The Tourism Department needs to take appropriate steps in this direction to address the issue.

- 3) **Problem areas identified during previous inspection:-** Most of the problem areas highlighted in the physical verification report prepared after the initial inspection of the Golf Course conducted by the Chief Minister's Monitoring Cell on April 21, 2011 have not been addressed until now and need to be re-examined by the Tourism Department for taking appropriate action.

- 4) **Encroachment of land adjacent to Golf Course, Sidhra:-** A large number of dwellings have come up on the land adjacent to the Golf Course. The State Revenue Department and Jammu Development Authority needs to depute a team of officials to verify the same and take appropriate steps to remove all illegal encroachments/ structures before people start residing there.

<b>Physical Verification Conducted by :</b>	Madan Gopal Sharma, Deputy Director Planning, Monitoring Cell, Chief Minister's Secretariat.
<b>Officer of Executing Agency who accompanied the inspecting officer:</b>	Sh. Javid Iqbal, Executive Engineer Sh. Ashok Tondon, AEE Sh. Virender Pal Singh, J.E M&W Wing, Directorate of Tourism, Jammu
<b>Date of conduct of physical inspection:</b>	28-05-2014



**View of Club Building from Golf Course**



**Entry point of Club Building**





**Steel Truss being laid over 1<sup>st</sup> floor of Club Building**



**AC equipment placed at site**



**Encroachment on the land adjacent to Golf Course**