

PHYSICAL VERIFICATION REPORT

(Conducted by Dy. Director, Planning on 21-04-2011)

1. Name of Project: Jammu Golf Course (18 holes) at Sidhra
2. Funding Agency: State Plan & 12th Finance Commission Award
3. Executing Agency: Maintenance & Works Wing,
Tourism Department, Jammu
4. Year of Start: 2005-06
5. Targeted Year of Completion: 2013
6. Financial Status of Work:

(Rs. in Crores)

Estimated Cost	41.28
Funds Released	20.30
Expenditure Incurred (up to 03/2011)	20.30
% Releases/Expenditure	49%

7. Physical Status of Work:

S.No.	Major Components	Achievement	% Ach.
1	Acquisition/ Reclamation of Land	1385 kanals (450 kanals reclaimed & rest acquired from Forest Department)	100%
2	Crate work/ protection bund on left bank of river Tawi	About 2 kms length crate work	100%
3	Chain link fencing & approach road	a) Entire stretch fenced except bank of river tawi b) 1.6 km single lane blacktopped road	100%
4	Parking	Black topped and wooden fenced parking for 30 – 40 vehicles	75%
5	Const. Of fairways, greens, mounds, bunkers, etc. for 18-hole golf course	a) For 1 – 9 holes, work completed b) Work of earth filling for 10-18 holes started	50%
6	Const. Of water channels/ catch water drain	Completed for first set of nine (1 – 9) holes	50%
7	Club House Building	Yet in tendering process. However, pre-fabricated structure comprising waiting	0%

		lounge and two change rooms with attached bathrooms ready for use. Modular kitchen under construction. About 120 meters path with ship chain also developed.	
8	Electricity & Lighting	<ul style="list-style-type: none"> a) Electric Sub station established & Gen set installed for un-interrupted power supply b) Decorative illumination yet to be performed 	60%
8	Bore Wells with pump rooms	3 bore wells installed & commissioned, pump room constructed only for one and is yet to be constructed for the remaining two	70%
9	Under Ground Water Storage Tank	6 lac gallon capacity water tank constructed and three pumps installed for supplying water for irrigation	100%
10	Installation of pop up irrigation system	Completed for first set of nine (1 – 9) holes: - <ul style="list-style-type: none"> a) 360 pop-ups installed b) 3 satellite controlled irrigation equipment installed 	50%
11	Water bodies	3 water bodies constructed in first set of nine (1 – 9) holes	50%
12	Fish Pond	50,000 cubic feet capacity fish pond under construction	70%
13	View Points	5 out of 6 proposed in project constructed	83%
14	Track for plying Battery vehicle, utility vehicle & moving other machinery/ equipment along the freeways	Not developed even in the area of 1 – 9 holes	0%
15	Plantation	4000 – 5000 plants/ shrubs of different varieties planted	50%
16	Procurement of Machinery	<ul style="list-style-type: none"> a) Golf cars – 2 nos b) Utility car – 1 no c) Green movers – 4 nos d) Fair movers – 4 nos e) Tee movers – 2 nos f) Coring machine – 1 no g) Dethachers – 2 nos h) Hover movers – 2 nos i) Brush cutters – 2 nos j) Air compressors – 2 nos k) Hand rollers – 8 nos etc. procured. <p>Besides these, 2 Green movers & 2 Ride ons were also borrowed from Patinitop Development Authority</p>	30%

8. Field Observations:

Almost entire area of the 18 hole Golf Course being developed on left bank of river Tawi at Sidra was inspected and the following was observed: -

- a) All the fairways, tees and greens of 1 to 9 holes of the Golf course were ready for playing. The quality of work done for developing the greens and tees was good and some fairways, especially the first and ninth were well developed, and the remaining can be treated as satisfactory as some de-weeding was required in these. It was informed by the Engineers of the executing agency that the sand was brought from Sardan Nallah as it was considered to be of good quality even by the consultant under whose guidance the work is being executed.
- b) The approach road from National Highway – 1A to the 1st hole of the Golf course was a single lane black topped one with a couple of culverts en-route. The work on the road was sub-standard in the initial 300 meters where the black top was damaged at most of the places. However, some labourers were at work on the damaged stretch of the road to lay black top on the worn out patches probably because the nine hole Golf Course which had been developed was to be inaugurated on 25-04-2011. But this patchwork would make the road even more bumpy and unpleasant to drive on especially when one shifts from the well developed National Highway on to the approach road.
- c) The chain link fencing which ran along the road was of low height and also not very beneficial as there was no entry gate at its beginning and was without any watch room or watchman to prevent entry of cattle, stray animals or trespassers. The chain link fencing which commenced from the national highway and ended at the left bank of river Tawi seems to have been constructed in order to prevent encroachment which was observed on the hill slopes of Sidhra Forest adjacent to the Golf Course.
- d) The land towards the right side of the approach road at the beginning had about 581 eucalyptus/ taly trees and also some kutcha houses with 10 to 12 families living there. It was informed by the Engineers of the executing agency that the people living there were Gorkha labourers (non-state subjects) who were staying there ever since the Social Forestry Department had engaged them long back to develop their nursery at Sidhra. They have not shifted from this place till date and were cause of concern as their dwellings were on the land where fairway and green of the 12th hole of the Golf Course was to be developed. It was also informed that these families were willing to shift from the site on the condition that some alternative land is given to them to reconstruct their houses.
- e) The work on the next 9 holes, i.e. 10 to 18th hole had just started as some earth filling work was in progress at site.

- f) A fish pond is being developed on the bank of river Tawi at the end of 2nd fairway. Capacity of the pond was reported to be 50,000 cubic feet.
- g) A catch water drain was also developed on the hill side of the Golf course to drain out the rain water coming down from the slopes of Sidhra Forest in order to prevent erosion of soil in the Project area.
- h) Three water bodies were developed between the fairways but only one had some rain water which too was very little, the remaining two water bodies were dry. One dug well also had some water in it.
- i) Five shelter-shed cum view points were developed at different locations of the 9 hole Golf Course and looked beautiful amidst the greens.
- j) Water supply/ Irrigation System:- Three bore wells were also drilled, installed and commissioned for providing water to irrigate the golf course. The water was stored in an underground water storage tank having capacity of 6 lac gallons. Three pumps were also installed to lift water from the water storage tank and supply water to the pop up irrigation system. Three satellite controlled irrigation control systems were installed to irrigate water through 360 pop ups in a timely and organized manner. The equipment used was of rain-bird brand. The sprinkler irrigation system was also operated by the engineers and displayed for inspection. It seemed to be functioning properly.
- k) Machinery and equipment was also purchased for maintenance/ development of the Golf Course but was kept in a temporary shed. The construction work of yard for storing the machinery in a safer and better manner was in progress. The detail of the machinery procured is given in the table indicating physical status of work.
- l) The work of Club House Building is yet to be taken. However, some temporary arrangement has been made in an area of 16X48 feet within the complex. It comprises of a waiting lounge with two change rooms and two attached bathrooms which were well furnished and under use. A sokage pit and a septic tank were also constructed behind this infrastructure for disposal of waste/ toilet water. A modular kitchen is also been developed, finishing work of which was in progress.
- m) The pump house room of the tube well was also being used as store room for keeping fertilizers which were reported to have been applied regularly to the Golf Course as per schedule. Names of some of the fertilizers that were available in the stock are Agri Care, Inderdanush, Tata Para (Single Super Phospate Granullar), Green Kind and Turf Gold. It was told that different types of fertilizers were applied to the different areas, i.e., fairways, greens, tees, etc.
- n) Plantation: It was informed that about 4000 – 5000 plants/ shrubs of different types, especially ornamental/ fruit and those which can survive in

hot dry climate of Jammu, had been planted in the developed area of the Golf Course for greenery and giving it an aesthetic look. Names of some of the plants/ shrubs that were found in the Project area were Nerium Olendra, Cajurunia, Taly, Laqat, Jamun, Jakranda, Citrus, Guava, Ficus, Amla, Silver Oak, Juniprous Prostata, Pomogranate, Mangao, Alastunia, Bottle Palm, etc. But some of the plants/ shrubs were found to have been dried, especially some Bottle Palms.

9. Problem Areas & Suggestions:

S.No.	Problem Areas	Suggestions
a	Accord of Administrative Approval & Technical Sanction: Project costing Rs 41.28 crores has been taken up and is under execution for the past 6 years without accord of administrative approval or technical sanction.	Tourism Department need to take up the matter with competent authorities and obtain necessary approvals without further delay.
b	Inadequate funding: The project costs Rs 41.28 crores against which just 49%, that is Rs 20.30 crores have been provided/ expended during last 6 years. This indicates that at an average about Rs 3.40 crores have been provided annually. In case the present pace of allocation continues it would take another 6 years to complete the project with every possibility of escalation in project cost.	Tourism Department needs to explore different avenues of funding so that Rs 10 crore each are provided during 2011-12 & 2012-13 so that the project is completed by the targeted year 2013.
c	Clearing the work done liabilities: It was reported by the Engineers of M&W Wing of Tourism Department that the total value of work done is about Rs 24.30 crores against which only Rs 20.30 crores was provided thereby creating a liability of Rs 4.00 crores.	The value of work done for which liability is being claimed may be examined and cleared so that execution of remaining works which are in progress do not stop.
d	Separate allocation of funds for maintenance: It was informed by the Executing Agency that most of the work on first nine holes of the golf course was complete by March 2010 itself, i.e. 5 th year of the project, and it was time that expenditure on account of maintenance (recurring expenses) of the infrastructure developed is provided separately at	The requirement of separate funds for maintenance seems genuine since the nature of infrastructure developed demands regular care and attention. Moreover, infrastructure developed by spending Rs 20.30 crores cannot be left unattended and this recurring expenditure, if not provided separately, might eat up the balance project cost thereby

	<p>least from 2011-12 onwards. The recurring expenses were reported to be on account of: -</p> <ul style="list-style-type: none"> i) Paying wages to the manpower engaged; ii) Applying fertilizer to the fairways & greens after every 25 days; iii) Top dressing of greens & Tees with good earth, sand, etc. every month; iv) Top dressing of fairways with good earth, sand, etc. annually; and v) Fuel (petrol & diesel) to run machinery & equipment. <p>An amount of Rs 1.50 crore was desired by the Executing Agency for annual maintenance.</p>	<p>escalating it further. Tourism Department should commence membership of the 9-holes of the Golf Course which is ready and also look for organizing events so that some sought of revenue is generated to enable maintenance of the Golf Course. Until this is done, some meagre amount could be worked out by Tourism Department and provided for meeting the recurring expenses.</p>
e	<p>Felling of Eucalyptus Trees: About 581 eucalyptus trees which stood on the land where the remaining nine (10 – 18) holes of the Golf Course were to be developed were yet to be cut down and were pending for want of clearance from Forest Department.</p>	<p>Tourism Department may take up the matter vigorously with Forest Department and the clearance for felling minimum possible trees need to be obtained by assuring to plant another 10000 plants/ shrubs in addition to the already planted 4000-5000 plants/ shrubs. Any Golf Course would require as much greenery around it as is possible. Moreover, eucalyptus trees could recede the underground water table and is adverse for the Golf Course which is to be irrigated daily. The water bodies and water channels would also get dry as was observed during the field visit.</p>
f	<p>Shifting of 51 souls (10 – 12 families): 10 to 12 families were residing in katcha houses on site. Exactly their residence was located on place where the 12th fairway of the Golf Course is to be constructed. It was also reported that the families were willing to shif from site provided some suitable piece of land is provided to them elsewhere.</p>	<p>Tourism Department need to take up this issue with the District Administration so that these families are vacated from site as this could hinder further development of the project. With a number of illegal encroachments coming up in the Forest land behind the Golf Course as well as along the banks of river Tawi where the District Administration has not been able to achieve much, shifting these families</p>

		to those encroached areas or elsewhere for time being must not be difficult.
g	Bad condition of Approach Road: First 300 meters of the approach road was in a bad shape while the rest was satisfactory. On the day of field visit some patch work of black top was being done probably due to the inauguration of 9-holes Golf Course which was ready.	Development of raised foot path along the right side of the approach road while moving from HN-1A to the Golf Course could be considered for development as this would prevent rain water from damaging the road by flowing over it to the drain running on the left side and could also be used by pedestrians for walks.
h	Low height of Chain Link Fencing: The height of the chain link fence seems inadequate and could be easily trespassed. Moreover, the Tawi side of the Golf course is not fenced and the protection bund can easily be climbed over.	Tourism Department need to consider raising height of the chain link fencing and also use barbed wire to prevent trespassing. At a later stage, when the Golf Course becomes fully functional, the Tawi side stretch will also have to be fenced.
i	No Entry Structure: There is not entry structure or gate for the Golf Course.	An entry structure on the National Highway is imminent, may be at a later stage, to prevent unauthorized entry and a mode of advertisement to the tourists/ pilgrims travelling by road by road through Sidhra.
j	Dry water bodies: 2 out of the 3 water bodies developed were dry and the one comprising rain water was partially filled. It was informed that a proposal to construct water channel for drawing water from river Tawi into the Golf Course was under consideration, but the estimate of Rs 60 lacs prepared by Flood Control Department seemed quiet high and so has not been incorporated in the project.	A Golf Course with empty water bodies would not be appropriate and water whether standing or flowing adds to the beauty of the Golf Course. Either rain water should be harvested properly so that the water bodies are filled with water all the year round or spending Rs 60 lacs on a water channel for a project costing Rs 41.28 crores does not seem to be a big deal for the same channel if constructed 5 to 10 years later would cost even more.
k	Construction of Club House Building not taken up as yet: The work of Club House Building is yet in the tendering process.	Tourism Department need to start the construction of Club House Building by next couple of months as it could take 24 months to complete, i.e. by 2013 the targeted date of completion. Moreover, membership will be limited unless facility of Club House is offered.

10. Conclusion:-

India along with China have emerged as the new theatres of Golf expansionism in Asia. The number of players and courses has increased dramatically in south-east asian countries during the last decade. The development of an 18 hole Golf Course in Jammu is basically an initiative to place Jammu as a Golfers destination on international tourism map. This would not just add another item to the list of tourist attractions in Jammu City, the winter capital of the state, but is also a step towards beautification of the banks of river Tawi.

Considerable work has been done by the Engineers in Tourism Department but a lot more needs to be done, especially on the quality aspect, which will not be possible without adequate funding by Tourism/ Planning Department, coordination of the District Administration/ Forest Department and enthusiastic participation of tourists/ sportspersons/ people in Jammu city who love this sport.

Physical Verification Conducted by	Madan Gopal Sharma, Deputy Director Planning, Monitoring Cell, Chief Minister's Secretariat.
Officers of Executing Agency who accompanied	a. Sh. Tarseem Sharma, Deputy Director Planning, b. Sh Roop Lal Angurana, Executive Engineer, c. Sh Mohd. Ayub Wani, Assistant Executive Engineer, d. Sh Virji Dhar, Junior Engineer, e. Sh Vikas Bhardwaj, Junior Engineer, Directorate of Tourism, Jammu