



## GOVERNMENT OF JAMMU & KASHMIR

Chief Minister's Monitoring Cell

Physical verification report of the project namely  
"Reconstruction of gutted Pahalgam Club"  
(Tourist Facilitation Centre)



By Joint Director,  
CM's Monitoring Cell.

## PHYSICAL VERIFICATION REPORT

1. Name of the Project:	Reconstruction of gutted Pahalgam Club building (Tourist Facilitation Centre)
2. Source of Funding	CA, 12 <sup>th</sup> FC and State Plan
3. Executing Agency	J&K, Tourism Development Corporation
4. Year of start of Work	September, 2007
5. Target date of completion of the project:	September, 2009 (24 months from the date of start of work)

The reconstruction of the gutted Pahalgam Club building is under execution through the Engineering Wing of the Tourism Development Corporation. The project is located in the heart of Pahalgam resort on the bank of river Lidder and left hand side of Pahalgam Chandanwari road, the site at which the gutted club existed. This Tourist Facilitation Centre is under construction on a piece of land measuring 10000 Sqm. The project consists of 3 blocks, namely: -

- I. Main Block, which comprises of Reception and Auditorium blocks which are interlinked with each other with an built-up area of 2075 Sqm.
- II. Health Block- Built-up area of 1835 Sqm
- III. Guest Block- Built-up area of 625 Sqm

The scheme is administratively approved backed with the Technical Sanction accorded for its execution. The Technical sanction was accorded at a cost of Rs 12.49 crore against the DPR cost of Rs 12.83 crore. The project has been designed at a seismic resistant structure of reinforced cement concrete framework of beams and columns with a heavy steel truss to bear the brunt of unexpected and heavy snowfall. However the concrete work has to be covered with brick work with a Lime Surkhi pointing on which the concept traditional Daji Devari will be used to give the project a traditional look. The building has to be the state-of-the-art with modern and traditional architecture. The Architectural/Structural Consultancy is being provided by the Design Consortium, New Delhi. Reportedly some additional facilities have been included in

the Facilitation Centre for which the revised drawings are still awaited from the Consultant.

#### 7. Financial status:

	(Rs in crore)
Sanctioned Cost	12.49
Funds released	(CA) 3.07
	(12 <sup>th</sup> FC) 6.70
<b>Total</b>	<b>9.77</b>
Expenditure incurred up to 31/03/2011	5.95

As verified from the Administrative Department, 80% of the funds under Central Assistance to the tune of Rs 3.07 crore stands released and the balance of 20% of Rs 0.76 crore shall be provided by the GoI on re-imbursement basis on completion of the project. With the release of this amount, the total availability would be Rs 10.53 crores including the amount of Rs 6.70 crore released under 12<sup>th</sup> FC. The balance portion of funds of Rs 1.97 crore has to be met out from state plan.

#### 8. Physical Status of Works:

- Reception Block- This is a single storeyed block and is spread over an area of 615 Sqm. The block comprises of:-

- ✓ Reception cum Waiting Hall
- ✓ Restaurant
- ✓ VIP Lounge
- ✓ VIP Meeting Room
- ✓ Cafeteria
- ✓ Kitchen (with store and washing area)

The structural part of whole of the Reception Block has been completed with roofing except kitchen portion for which only truss stands erected. The finishing/interior works, electrification and sanitary works are yet to be executed.

- Auditorium Block- This is also a single storeyed block with an carpet area of 1105 Sqm. It has the following facilities:-

- ✓ Convention Hall
- ✓ Projector Room
- ✓ Banquet Hall
- ✓ Billiards Room
- ✓ Card Room
- ✓ Table Tennis Room
- ✓ Ladies and Gents Toilets

The structural part of this block has also been completed including roofing. The finishing/interior works, electrification and sanitary works are also yet to be executed in this block.

- Health Block- This is a partly double storeyed building block with various facilities covered over an area of 1530 Sqm. The facilities provided in Health Block are - Lobby, Reception, Bowling Alley, Changing Room, Steam Bath, Massage Parlour, Swimming Pool, filtration Room, Gymnasium, Play room, Video and Computer Game Room, Internet Café, Ladies and Gents Toilets.

Ground floor structure has been completed while as the framed structure for 1<sup>st</sup> floor stands also executed.

- Guest Block- This is also a two storeyed building block spread over an area of 520 Sqm. There are 04 guest rooms in the ground floor and 2 VIP suites on the 1<sup>st</sup> Floor with attached bathrooms. The block has also a separate restaurant facility.

The physical progress reveals that only the structural part of the ground floor has been partly completed by way of construction of frame structures, brick work and slab. The frame structure for the first floor too stands erected.

- The frames for doors/windows wherever provided in all the four Blocks (Reception, Auditorium, Health and Guest Block) are of Sal wood and not Deodar. It was explained by the Xen, TDC that the Sal wood has more capacity to face the vagaries of weather than Deodar.
- The roof has been provided of corrugated laminated sheets of green colour. This green colour sheeting gives an aesthetic and attractive look besides matching with the green surroundings of the area.
- There has to be an independent Electric Sub-station and the Water Reservoir for the Facilitation Centre which shall be installed and constructed in the backyard of the club for meeting the power/water requirements. However the work on both the components is yet to be taken up.

The Tourist Facilitation Centre shall have the following additional facilities: -

- ✚ Food Court – The facility would be over an area of 1065 Sqm
- ✚ Outer Area Termination (OAT) – 200 Sqm area
- ✚ Parking – This will be over area of 1750 Sqm

#### 9. Field Observations/ Problem areas:

The overall quality of the works executed was found very satisfactory, particularly in laying and fixing of truss and roofing. The fabrication of heavy truss seems to be a cumbersome and purely technical job but this part of the work has been done more beautifully. The brick work and work of the column structures and concrete slabbing of the floors have also been executed immaculately.

The project was to be completed as per DPR norms within 24 months from the date of start of the work. The project has been put to execution in September, 2007 and, therefore, was envisaged for completion in September 2009. The completion of the project has already been delayed by more than one and a half year. On the day of inspection no construction activity was seen at the project site, despite the fact that the working season at Pahalgam is now quite feasible for construction works. On enquiry it was explained by the Xen, TDC that the project has been facing rough weather as there has been no work on the scheme for the last 06 months because of the directions from the Hon'ble High Court.

The Hon'ble Court has directed that no new constructions shall be raised in the area nor shall any renovation/repair works be undertaken without prior permission of the court. It has further been directed that in case the authorities may feel that any permission is required for any construction pertaining to the government work, they shall have to seek prior permission from the Court. In view of the court directive the other projects/ schemes in the area are also facing the similar fate. Even the instructions have been issued to SSP Anantnag to ensure that no construction material is allowed to be transported to Pahalgam area. Having regard to these instructions, the police is strictly enforcing the orders of the court by not allowing the carriage of even a bit of construction material to Pahalgam.

These directions have been basically given by the Hon'ble court on the basis of a litigation which was moved by the

Pahalgam Peoples Welfare Organisation seeking a halt on the constructions in Pahalgam area which are being undertaken in violation of the Pahalgam Master Plan. However it needs to be mentioned here that the instant work/project is being executed on the site where the previous club existed which was gutted in a fire and is not coming up in violation of the Master Plan. There is also proper permission from Pahalgam Development Authority for execution of this project.

The matter of the fact is that the execution of civil works is not possible during winters particularly in Pahalgam because of the intense cold conditions but at least the interior/finishing wood works should have been undertaken during this period especially in Auditorium and Reception Blocks which were already roofed. But the progress in this way too has not been made because of the obvious reasons. Reportedly the MD, TDC has already approached the Hon'ble Court for seeking permission for restarting work on the project but nothing substantial has come out as yet.

#### 10. Suggestions:

The project is of prime importance for the government particularly for Tourism point of view as it will certainly go a long way in promotion of Convention Tourism and, therefore, effective steps are required to be taken for its completion which has already been delayed by one and a half year. The MD, TDC who has already approached the Hon'ble Court for seeking permission for restarting the construction work of the Pahalgam Club needs to pursue the case vigorously in the Hon'ble Court for the purpose. Besides the CEO, Pahalgam Development Authority shall also follow the case in the Hon'ble court for the said purpose.

There is no problem of funds sofar as the execution of the project is concerned. As against the availability of funds to the tune of Rs 9.77 crore, an amount of Rs 5.95 crore only has been expended till March, 2011. The Xen, TDC apprised that that there has been slight decline in the progress of the scheme due to the unrest which prevailed in the valley during the last year and in the same breath he informed that the work on the scheme is possible to get completed during the current year provided the permission from the Hon'ble Court for restarting the work is obtained quite immediately followed by the full availability of funds. Under these circumstances the financial aspect of the scheme has to be properly focussed by way of keeping a provision of balance funds to the tune of Rs 1.97 crore in the state plan during the current financial year for its subsequent release in one go. The JK TDC

would also be required to utilise its internal resources to the tune of Rs 0.76 crore for completion of the project which would be re-imbursed by GoI later on as per procedure/guidelines.

Given the climatic considerations of Pahalgam, there is always hardly a working period of 4-5 months for civil works and with the availability of limited working period it would be appropriate to restart the work as early as possible as otherwise the further delay by one or two months will spill over the work for its completion by the next year, as a result of which there is apprehension of upward revision in the cost of the project.

Physical Verification Conducted by :	Altaf Ahmad Zargar, Joint Director Planning, Monitoring Cell, Chief Minister's Secretariat.
Officers of Executing Agency who accompanied the inspecting officer:	1. Executive Engineer, TDC 2. AEE/Junior Engineers concerned of TDC



Truss work in Auditorium Block



View of the under construction Guest Block



View of the under construction Health Block



Under construction Auditorium Block



Overall view of Main Block (Reception + Auditorium Block)



Under construction Reception Block