

## **ANNUAL WRITE UP 2011-2012**

The Buildings and Housing Department, a public work related organization, is basically entrusted with the responsibility of creating infrastructure in the form of construction of buildings under the two classified budget heads namely:-

1. Construction of Residential buildings – Budget head: Housing sector-4216.
2. Construction of non-residential buildings – Budget head: Public works-4059.

### **ALLOCATION OF BUSINESS**

The term ‘Original Works’ indicates construction of entirely new works or even alteration to existing works. The term ‘Repair and Maintenance’ indicates primary operations undertaken to maintain proper conditions of the buildings. For every work initiated by the department, the administrative approval is obtained, prior to taking up the work. As per rules for allocation of business of Government of Sikkim the department is responsible for:-

- i) Survey, Investigation, Planning design, Estimation & Execution of major and minor building projects including maintenance of residential/non-residential government buildings under the department.
- ii) Allotment of government quarter.
- iii) Administration of premised tenancy law.
- iv) Undertaking Building project works relating to different Departments of the Government of Sikkim as well as other local bodies.
- v) Fixation of rent of Private premises requisitioned for housing government offices.
- vi) The Department realizes a sum of Rs.32 lakhs per annum from house rent deductions.

### **EXECUTION AND PROCEDURES**

All works taken up by Buildings and Housing Department are executed as per laid down procedures and provisions contained in Sikkim Public Works Code and Manual. For execution of works field officers scrupulously follow PWD Code and Manual, Accounts Code, Specifications. The direction given in the codes are broadly based on the accepted accounting procedure and forms prescribed by the Controller and Auditor General. The Buildings and Housing Department having its headquarter at Gangtok is one of the departments of the Government which looks after construction and maintenance of residential and Non-Residential Government buildings. In order to ensure timely and effective completion of building works, the Department has evolved a specific set up in which following wings/sections viz. Civil, Architectural and electrical wings work together. The control of the operations of these wings vests in “Government of Sikkim” and at Government level this control is exercised by Minister, Buildings and Housing Department and assisted by Secretary, Buildings and Housing Department.

All works are executed as per the specifications and schedule of rates approved by the government which is revised from time to time. The Buildings and Housing Department also carries out rent assessment of government and private buildings for hiring the same for government use and also carries out detail valuation of the structure. The department also runs and maintains its own stores including its accounting.

## **ORGANISATIONAL SET UP**

The Secretary, Buildings and Housing Department is in charge of construction and maintenance of Government buildings in the state assisted by the Chief Engineer who is in charge of the administrative and technical control of the department. The two south-west & North - East wings are headed by respective Additional chief engineers. The department has two circle offices, each headed by Superintending Engineer (South/West) and Superintending Engineer (North/East) having its circle office at Jorethang and Gangtok respectively. Both the Superintending Engineers are responsible for administration and execution of works within their circles. Under Superintending Engineer (N/E), three Divisional Engineers in charge of Division are posted at Gangtok and under Superintending Engineer (S/W), two Divisional Engineers are posted at Gyalshing in West Sikkim and Namchi in South Sikkim. Assisting the Divisional Engineers are nine Assistant Engineers posted at different Sub-divisions located in all the four districts in the state. The prime sources of any information related to the works are the Sub-Divisional and Divisional offices. Other than the Circle office as mentioned above, Planning and Monitoring cells headed by one Superintending Engineer also functions under the control of the Secretary for maintaining strict adherence to the rules and norms set for carrying out the technical checking of the project estimates. Under one Superintending Engineers (Planning), two Divisional Engineer assisted by one Assistant Engineer and four Junior Engineers are posted at Head office in Gangtok. In addition to the above one Superintending engineer is incharge of the Project & store assisted by one divisional Engineer & two Assistant engineer are stationed at Gangtok.

The Architectural Wing advises the Department on all questions relating to building plans in general, architectural treatment, selection of sites, approval of layouts, etc. and carries out technical scrutiny of plan of buildings proposed to be erected /constructed by the Government. The Architects also prepares and designs different types of structures viz. Housing Complexes, Administrative Offices and other functional and important buildings required for State. The Architect prepares drawings after taking into consideration the various requirements of the line departments and submits the same to the competent authority for approval, as per necessity. The Architect prepares working drawings and inspects buildings, at certain stages from architectural view point to ensure proper construction as per the plans and detailed drawings. The Electrical Wing is headed by two Divisional Engineer (Electrical) assisted by one Assistant Engineer (Electrical) under South/West Division and one Assistant Engineer (Electrical) under North/East Division. This wing prepares electrical drawings and estimates for electrical installations in government Buildings and carries out supervision on such works and also looks after the maintenance of all electrical installations in the Government Buildings. The department is in charge of maintenance of all residential and non-residential buildings of the State Government. The Department thus deals with two classes of works 'Original Works' and 'Repairs and Maintenance'. The expenditure under these classes is maintained separately.

## **ADMINISTRATIVE SET UP**

The Buildings and Housing Department is headed by the Secretary who is assisted by Chief Engineer, Superintending Engineers, Addl. Chief Architect, Joint Chief Architect, Divisional Engineers, Assistant Architects and Assistant Engineers of various Divisions and Sub-Divisions. Also posted in the department are Joint Secretary, Deputy Secretary and Under Secretary to look after the administrative works of the department. Accounts section in the department is headed by one Chief Accounts Officers and assisted by senior accounts Officer and account officer; their function is mainly to oversee the financial and accounts matter.

### **HOUSING AND PUBLIC WORKS (BUILDINGS & HOUSING DEPARTMENT)**

The Buildings & Housing Department carries the construction of buildings under the two classified budget heads.

#### **A. Construction of Residential buildings under the 'Housing Sector'- 4216.**

Under the housing sector, the construction of Class-I, Class-II Class-III and Class-IV quarters for providing housing facilities to the government officers and staffs are taken up. The construction of official residential buildings of the Governor, Chief Minister and Cabinet Ministers and residential complex for judges are also included in the housing sector.

#### **B. Construction of Non-Residential buildings under the 'Public Works Sector' - 4059.**

Under the "Public Sector", construction of various offices building complex, conference halls, guest houses and stores are taken up.

During the year 2009 -10 the following allocations was proposed.

1. Housing Sector	Rs. 800.00 lakhs
2. Public Works Sector	Rs.3676.00 lakhs (inclusive of TSP, SCSP & New schemes & exclusive of funds from other departments)

***It is proposed for Rs.800 lakhs Housing Sector and Rs. 3676 lakhs under Public Works for Annual Plan 2011-12.***

#### **Housing Sector**

Housing is a very important policy of the government for the socio-economic development of the state. It is an integral part of the policy for improvement of human settlement. The government has been providing residential quarters to government employees in all the districts with the basic requirements for accommodation.

The kingdom of Sikkim after its merger with the Union of India in 1975 has underwent huge development in infrastructure building. The Buildings & Housing Department created sub-divisions and divisions for better functioning of the department. Emphasis has been given in the 11<sup>th</sup> Plan for providing more numbers of quarters for the employees in the districts, sub divisions and blocks levels.

Under the Housing Sector, the department realizes Rs.36 lakhs per annum as government revenue as license fee for occupation of government quarters. A Plan out lay of Rs.4000.00 lakhs have been proposed under the Housing Sector for the 11<sup>th</sup> Plan Period.

**PROPOSAL FOR HOUSING UNDER ANNUAL PLAN 2011-12**  
**HOUSING SECTOR**

**Direction and Administration**

Proposal Annual Plan Outlay Rs.265.00 Lakhs

An outlay of Rs.265.00 lakhs has been proposed to meet up the expenditure for Work charged salaries of the field functionaries. Breakup district wise is indicated below:

(i) East District	Rs.165.00 lakhs
(ii) West District	Rs. 40.00 lakhs
(iii)North District	Rs. 15.00 lakhs
(iv)South District	Rs. 45.00 lakhs

**Ongoing Schemes – 4216-Housing**

Sl.no.	Particular	Req.for 2011-12 (Rs. In lakhs)	Head
1.	Vidhayak Awaas at V.I.P. Colony , Gangtok.	100.00	Qtr. for M.L.A.s
2.	District Collector's Qtr. at Mangan	31.00	Qtrs at Mangan
3.	(a).Renovation and Refurbishing of Bungalow at V.I.P. Colony & Chairperson/Chairman & Advisors Bungalow in Development Area.	50.00	Quarters for Ministers
	(b). Sentry post at Ghurpisey , Namchi.	23.00	Quarters for Ministers
4.	Housing for AIS Officers at Lumsey.	100.00	Housing for AIS Officers

**New Schemes under the Head 4216**

5.	Addition, Alteration & Renovation Of Government Qtrs.	<u>Rs.160.00 lakhs</u>
	(i) East District	50
	(ii) West District	45
	(iii) North District	15
	(iv) South District	50

6. Quarters at Sub-division:-

(i). East District	20	
(ii). West District	10	<u>50.00 lakhs</u>
(iii). North District	10	
(iv). South District	10	

7. Quarters at district level:-

Repair of D.C's quarter & const. of garage  
Shed at Namchi.

21.00 lakhs

**TOTAL = Rs. 800.00 lakhs**

## **PUBLIC WORKS SECTOR- “4059”**

The department has made rapid progress in the public work sector in the form of construction of Non-Residential buildings. The Public Work Sector consists of construction of office building & complexes, Guest and Rest Houses, Conference Halls, Stores and Check Posts. An outlay of Rs.17,000.00 lakhs have been proposed in the Eleventh Plan.

### **PROPOSALS UNDER PUBLIC WORKS UNDER ANNUAL PLAN 2011-12** **PUBLIC WORKS SECTOR**

#### **A .Directions & Administrations**

##### **Proposed Plan Outlay**

**Rs. 310 lakhs**

An Annual plan outlay of Rs. 269.00 lakhs has been proposed for meeting up the administrative expenses of the department, including expenses for material testing laboratory, planning & research activities, capacity building for imparting training and green plantation drive. The provision has been kept for the expenditure to be incurred in all 4 districts in the state.

(i)	East District	Rs.254.00 lakhs
(ii)	West District	Rs. 25.00 lakhs
(iii)	North District	Rs. 6.00 lakhs
(iv)	South District	Rs. 25.00 lakhs

#### **1. Office Complex for Judicial Adm. (State Share)**

##### **Proposed Annual Plan outlay**

**Rs. 137 lakhs**

##### Ongoing works

#### **1. Construction of Advocate General Office (High Court) Phase-III**

##### **Proposed Annual Plan Outlay**

**Rs. 57 lakhs**

The work is nearing completion. Roofing and internal finishing works are in progress. A sum of Rs.57 Lakhs is proposed.

##### New schemes

#### **2. Miscellaneous works to High Court, Gangtok**

**Rs.50 lakhs**

It is proposed for Rs. 50.00 lakhs to carry out miscellaneous works to High Court.

#### **3. Upgradation of quarters of C.J.M & J.M in West Sikkim.**

**Rs.30 lakhs**

**2. Other Buildings**  
**Proposed Annual Plan outlay Rs. 634 lakhs**  
**Ongoing Schemes under the Head Other Buildings**

1. State Guest House at Kolkata.  
Proposed Annual Plan Outlay **Rs.100 lakhs**  
The construction of new State Guest House is nearing completion except external Electrification and installation of lift. Payment has to be made to the West Bengal Electricity Board for external electrification and service connection. A sum of Rs. 100.00 lakhs is proposed.
2. State Guest House at Guwahati  
Proposed Annual Plan Outlay **Rs.100 lakhs**  
The State Guest House is almost completed except for roofing works which is under progress. The work will be completed before the end of CFY. A sum of Rs. 100 Lakhs is proposed as final payment during 2011-12.
3. Teachers' Guest House at Syari, Gangtok, East Sikkim  
Proposed Annual Plan Outlay - **Rs.74 lakhs**  
The work is under progress. Casting of final slab is under progress, the work is targeted to be completed by the end of first quarter of 2011-12. A sum of Rs.74.00 Lakhs is proposed.
4. Group C &D Employee Guest House at Ghurphisay, Namchi  
Proposed Annual Plan Outlay - **Rs.30 lakhs**  
The Guest House at Ghurphisay, Namchi is under completion. A sum of Rs. 30 Lakhs is been proposed.
5. Community Centre at Jorethang  
Proposed Annual Plan Outlay **Rs.50 lakhs**  
The tender procedure for the work has been completed.  
A sum of Rs. 50 Lakhs is proposed during 2011-12.
6. Shifting of HRDD Store at Lumsay , Tadong. **Rs. 10 lakhs**

**New Schemes under the Head-Other Buildings**

7. Guest House at Namthang  
Proposed Annual Plan Outlay **Rs.30 lakhs**  
It is proposed to construct a Guest House at Namthang. The total cost for the construction of the Guest House is estimated at Rs. 90 Lakhs. It is proposed for Rs. 30 lakhs during 2011-12
8. Extension of Circuit House  
at Gangtok (Phase – II). **Rs.30 lakh**  
Alteration works to Circuit house for creating more space for rooms is proposed.

9. Construction of Infrastructure Alternate Dispute Redressal Forum at DAC Complex , Sichey. Rs.50 lakhs
10. Construction of District Circuit House at Namchi. Rs.50 lakhs
11. Construction of Officers' Club at Namchi. Rs.50 lakhs
- 3. Construction of Group C & D Employees Guest House.**
1. Construction of Group C & D Employees' Guest House at Mangan. Rs. 30 lakhs
2. Construction of Group C & D Employees' Guest House at Gyalshing. Rs. 30 lakhs
- 4. Construction of Raj Bhawan Complex  
Proposed Annual Plan outlay Rs.700 lakhs**
- Ongoing works**
- (I). Construction of New Raj Bhawan Proposed Annual Plan Outlay Rs.600 lakhs
- Structural work is under completion with internal partition works under progress. A sum of Rs.600 Lakhs is proposed for 2011-12.
- (II). Various allied works at Raj Bhawan, Gangtok Rs.100 lakhs  
It is proposed for Rs. 100 lakhs for ongoing miscellaneous works at Raj Bhawan.
- 5. Office Complex at District Level**  
Shifting of D.A.C from Tikjuk to Kyongsa in West Sikkim. Rs.50 lakhs
- 6. Construction of Additional Rooms in Old & New Sikkim House, N. Delhi**  
**Proposed Annual Plan outlay Rs. 150 lakhs**  
Upgradation, Addition and Alteration of Old and New Sikkim House at New Delhi is under progress.
- 7. Office Complex at Sub- Division level & refurbishment of existing assets.**  
**Proposed Annual Plan outlay Rs. 40 lakhs**  
SDM Complexes at Pakyong , Ravangla & Soreng.  
A sum of Rs. 40 lakhs is proposed for 2011-2012.  
East District - 10 lakhs  
West District - 20 lakhs  
South District - 10 lakhs
- 8. Construction of Composite Check Post at Melli, South Sikkim**  
**Proposed Annual Plan outlay Rs. 100 lakhs**



The construction of composite Check Post at Melli, near West Bengal border is under progress. The Check Post building is being constructed for the Income Tax and Sales Tax under F.R.E.D. A sum of Rs.100 lakhs is proposed for 2011-12.

- 9. Construction Other Office Complex at Gangtok**  
**Proposed Annual Plan outlay** **Rs.150 lakhs**  
 1. Car Park at Tashiling Secretariat  
 The work for car park at Tashiling is under progress at Site – I below the Deer Park and at Site – II adjacent to the Press building.
- 10. Secretariat at Gangtok**  
**Proposed Annual Plan outlay** **Rs.300 lakhs**  
 1. Construction of Tashiling Secretariat Annexe –II  
 It is proposed to construct the Secretariat Annexe for accommodating the Office of the Ministers and staffs. The new Annexe building will be a 7 storied RCC building having lift facilities and chambers for 12 nos. of Ministers with parking facility and offices for the officers and staff attached to the Ministers. The total estimated cost of the building is Rs.1825 Lakhs. It is proposed for Rs.300 Lakhs.
- 11. Addition, Alteration & Renovation of Office Buildings**  
**Proposed Annual Plan outlay** **Rs. 342 lakhs**

**Ongoing Schemes under the Head Addition, Alteration & Renovation of Office Buildings**

- (I). Addition, Alteration and Extension of Mintokgang **Rs. 200 lakhs**

It is proposed for Rs.200 lakhs during 2011-12.

**New Schemes under the Head Addition, Alteration & Renovation of Office Buildings** **Rs.142 lakhs**

- Addition, Alteration and Renovation of Office Buildings
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|---|--------------|
| (i) East District                           | Rs. 40 lakhs |
| (ii) West District                          | Rs. 20 lakhs |
| (iii)North District                         | Rs. 20 lakhs |
| (iv)South District                          | Rs. 30 lakhs |
| (v) Renovation of Mangan Hospital , Mangan. | Rs. 32 lakhs |

**12. TRIBAL SUB PLAN**  
**Proposed Annual Plan outlay-** **Rs.609 lakhs**

- (I). **Ongoing Schemes under the Head Tribal Sub Plan (TSP)**
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| 1. Construction of Tribal Bhawan at Tindharey, East Sikkim.                                | Rs.50 lakhs  |
| 2. Construction of Yul-Dru-Sum(Tribal Bhawan) at Gangtok.                                  | Rs.100 lakhs |
| 3. Rehabilitation/Preservation of Gumpa at Kechipalri, West Sikkim<br>Yoksum, West Sikkim. | Rs. 30 lakhs |

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|---|--------------|
| 4. Extension of DAC at Mangan, North Sikkim.              | Rs.100 lakhs |
| 5. Construction of Tribal Bhawan at Namprikdang           | Rs.43 lakhs  |
| 6. Construction of Tribal Bhawan at Kewzing South Sikkim  | Rs.30 lakhs  |
| 7. Construction of Tribal Bhawan at Jaubari South Sikkim. | Rs.37 lakhs  |
8. Construction of Tribal Community Center at Majuwa. Rs. 23 lakhs

**(II). New Schemes under the Head Tribal Sub Plan (TSP)**

It is proposed to construct Community Bhawans at the following places.

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|---|-------------|
| 1. Construction of Community Bhawan at Bermoik, West Sikkim   | Rs.20 lakhs |
| 2. Construction of Tribal Bhawan at Rinchenpong, West Sikkim. | Rs.20 lakhs |
| 3. Construction of Community Bhawan at Yuksom                 | Rs.20 lakhs |

**13. SCHEDULE CASTE SUB PLAN (SCSP)**

**Proposed Annual Plan outlay Rs. 270 lakhs**

**(I). Ongoing Schemes under the Head Schedule Caste Sub Plan (SCSP)**

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| 1. Construction of Schedule Caste Bhawan at Chakung, West Sikkim.                  | Rs.40 lakhs |
| 2. Construction of Schedule Caste Bhawan at Tashiding, West Sikkim.                | Rs.40 lakhs |
| 3. Construction of Schedule Caste Bhawan at Chinthang, West Sikkim.                | Rs.40 lakhs |
| 4. Construction of Residential School for Schedule Caste at Boomtar, South Sikkim. | Rs.50 lakhs |

**(II). New Schemes under the Head Schedule Caste Sub Plan (SCSP)**

**Rs.100 lakhs**

It is proposed to construct Community Bhawans at the following places.

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|--|-------------|
| 1. Construction of Schedule Caste Bhawan at Development Area, Gangtok. | Rs.50 lakhs |
| 2. Construction of Schedule Caste Bhawan at Namthang, South Sikkim.    | Rs.50 lakhs |

**14. Office Complex at Public Work  
Proposed Annual Plan outlay**

(I). Parking Facility cum Office building behind the Nirman Bhawan, Gangtok.

The Nirman Bhawan Complex Houses the three Secretariat Buildings of the Roads and Bridges, Public Health Engineering and Buildings & Housing Department. The existing parking space in the complex is not sufficient for parking of vehicles. To augment to the present parking facility, it is proposed to construct a five storied RCC building which will provide parking at the top slab level and provide space for office at the five floors. The building will be connected by ramp at the terrace level. This new parking facility will provide parking for 46 nos. of vehicles. The estimated cost of the project is Rs.1200 lakhs.

Proposed Outlay for 2011-12 = **Rs.20 lakhs**

**TOTAL = Rs. 3676.00**

**15. Fund proposed under different departments for 2011-2012.**

1. Construction of Fire Station at Rongli. **Rs.100 lakhs** - Directorate of Fire Services.
2. Construction of Fire Station at Rhenock. **Rs.100 lakhs** - Directorate of Fire Services.
3. Construction of Model Station at Rongli. **Rs.50 lakhs** - Police Department
4. Construction of Tenzing Sherpa Statue at Phadamchen (East Sikkim) under BADP. **Rs.50 lakhs** - Culture Department
5. Construction of Livelihood schools at different locations in all the districts. **Rs.500 lakhs** - Capacity Building
6. Construction of Police Check Post at Reshi. **Rs.100 lakhs** - Police Department
7. Construction of Sardar Thana at Gangtok. **Rs.200 lakhs** - Police Department
8. Construction of Shram Bhawan at DPH Complex. **Rs.100 lakhs** - Labour Department
9. Infrastructure for SIMFED & Denzong Co-operative Society at Gangtok. **Rs.100 lakhs**- Co-operative Department
10. Stairway to Heaven at Daramdin. **Rs.600 lakhs** - Culture Department
11. Construction of Oldage Home at Kamrang . **Rs.200 lakhs** - SJEW Department

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| 12. Construction of Orphanage Home at Kamrang.                 | <b>Rs.200 lakhs</b> - SJEW Department             |
| 13. Construction of Gymnasium Hall at SAP Complex , Pangthang. | <b>Rs.30 lakhs</b> - Police Department            |
| 14. Upgradation of Rongyek Jail.                               | <b>Rs.80 lakhs</b> - Prison Administration        |
| 15. Conference Hall of Police Head Quarter , Gangtok.          | <b>Rs.50 lakhs</b> - Police Department            |
| 16. Fire Station at Pakyong .                                  | <b>Rs.5 lakhs</b> - Directorate of Fire Services. |
| 17. Co-operative Institute at Assam Lingzey.                   | <b>Rs.300 lakhs</b> - Co-operative Department     |
| 18. Museum & Ground development at SAP Complex .               | <b>Rs.150 lakhs</b> - Police Department           |
| 19. Construction of Bal Bhawan at Lumsey.                      | <b>Rs.400 lakhs</b> - SJEW Department             |

### **Gender Budgeting**

Provisions for ladies changing rooms are being added in all upcoming public buildings being constructed by the Buildings and Housing Department. Exclusive green rooms for ladies are constructed in all Community Centres and other public buildings of similar nature and utility. Check posts constructed by the department have separate checking/frisking rooms for ladies and manned by ladies.