

ANNUAL REPORT-2006-2007

Buildings and Housing Department is entrusted with the responsibilities of providing basic infrastructure such as official accommodation and residential quarters for employees of Government of Sikkim. The department is thus involved in the construction and maintenance of these buildings. The budget head operated for this purpose are '4059' for the Public Works and '4216' for Housing.

ALLOCATION OF BUSINESS :-

The term 'Original Works' indicates construction of entirely new works or even alterations to existing works. The term 'Repairs and Maintenance' indicates primary operations undertaken to maintain in proper conditions the building works. 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 Govt.of Sikkim as well as of other Local Bodies.
- v) Fixation of rent of Private premises requisitioned for housing government offices.

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 Codes 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.

Buildings and Housing Department having its head quarter 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 wing vests in “ Government of Sikkim” and at Government level this control is exercised by Minister, Buildings and Housing Department assisted by P.C.E.-cum-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 it's own stores including it's accounting.

Organizational set-up :

The P.C.E-cum-Secretary, Buildings and Housing Department is in charge of construction and maintenance of Government buildings in the state assisted by Chief Engineer who is in charge of administrative and technical control of the department.

The Buildings and Housing Department has 2 circle offices, each headed by Superintending Engineer (South/West) and Superintending Engineer (North/East) having it's 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), 3 Divisional Engineers in-charge of Divisions are posted at Gangtok and under Superintending Engineer (S/W), 2 Divisional Engineers posted at Gyalshing in West Sikkim and Namchi in South Sikkim, having jurisdiction of Districts, Gyalshing in the West District and Namchi in the South District.

Assisting the Divisional Engineers, there are 8 Assistant Engineers posted at different Sub-divisions located in all the 4 districts in the state. The prime source 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 cell headed by 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.

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 Government. The Architects also prepares type drawings of different Housing Complexes and other administrative & functional buildings. The architect prepares drawings/plans 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 & detailed drawings.

The Electrical Wing is headed by Divisional Engineer (Electrical). This wing prepares Plans and Estimates for electrical installation 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 State Government Departments. The Department thus deals with 2 classes of works 'Original Works' and 'Repairs & Maintenance". The expenditure under these classes is maintained separately.

ADMINISTRATIVE SET UP:-

The Buildings and Housing Department is headed by the Principal Chief Engineer-cum- Secretary who is assisted by a Chief Engineer, Additional Chief Engineers, Superintending Engineers, Chief Architect, Deputy Chief Architect, Senior Architect, Assistant Architects, Divisional Engineers and Assistant Engineers of various Divisions and Sub-Divisions. Also posted in the department are Additional Secretary, Under Secretary, Senior Accounts Officer, Accounts Officer for running the administration and overseeing the financial and accounts matter.

A chart showing the organizational and the administrative set up is enclosed.

A) '4059' – PUBLIC WORKS.

With the rapid development activities and change of socio-economic policy of the Government thereby bringing about de-centralization of administration, the need for establishment and augmentation of administrative centre in the districts and sub-divisions is inevitable. After the creation of 8 sub-divisions in addition to the districts, the development of infrastructural facilities at all sub-divisions was given higher priority.

The Sikkim Public Works (Buildings & Housing) Department is solely responsible for the construction of Non-Residential accommodations under Public Works. A great emphasis was given in the 10th Plan period to bring administration closer to the people by way of de-centralization of the administrative structure to village level. For this purpose the basic infrastructure viz. the office buildings in an around Gangtok and in the districts and sub-divisions have been covered. All non- residential building, Guest Houses, Courts, Community Centers hospitals (other the those constructed and maintained by other government departments) and all other public utility building of Government and Semi government Organization including those of autonomous bodies like Boards, corporation and Companies come under public works. Office accommodation both in the capital and the districts is the basic infrastructure for providing efficient administration for the convenience and benefit of general public. The fact that a number of Govt. offices are running in the hired premises in the capital, as well as in the district and

Sub-Divisional Level Provides ample evidence of acute shortage of Office accommodation. It has therefore become a necessary to construct more office buildings. especially in Gangtok, the capital. The total Budget outlay for the year 2006-2007 was Rs. 1189.36 lakhs, and the total expenditure was Rs. 1190.94 lakhs.

The works under the following head were taken up during 2006-07 under Public Works:

1. Direction and Administration:

The final grant of Rs. 133.19 lakhs, was kept for direction and Administration and the the expenditure incurred was Rs. 130.12 lakhs.

2. Planning and Research.

The projected outlay for Planning and Research was Rs. 3.73 lakhs. and the expenditure incurred was Rs. 3.85 lakhs.

3. Secretariat at Gangtok.

The total final grant for works under Secretariat at Gangtok was Rs. 4.15 lakhs, out of which expenditure of Rs. 4.14 was incurred for installation of Fire Extinguisher, and Renovation of Police Barrack at Tashiling.

4. Other Office Complex at Gangtok.

The final grant made under other office complex at Gangtok was Rs. 4.82 lakhs and the expenditure of Rs. 4.81 lakhs was made for renovation of D.A.C. building and repairs to office of S.P.(East) at Sichey.

5. Office complex at District Head quarter.

The total of Rs. 87.00 lakhs was projected under office complex at District Head-quarter and the amount was spent for contractor's payment for the work Extension of D.A.C. at Namchi in South Sikkim.

6. Office complex at Sub-Division level.

The projected outlay for works under Office complex at Sub-Division level was Rs. 72.79 lakhs. and the expenditure of Rest. 72.74 lakhs was made for contractor's payment against the work Extension of S.D.M.'s office at Soreng and S.D.M. complex at Rongli.

7. Office complex at P.W.D.

The total projected outlay was Rs. 3.43 lakhs and the expenditure of Rs. 3.42 lakhs was made for repairs and renovation to P.W.D. building at Gangtok.

8. Up-gradation of Judicial Admn.(State share).

The total projected outlay was Rs. 83.38 lakhs and the expenditure of Rs. 83.98 was made for contractor's payments for construction of High court phase – II and Construction of Judiciary complex at Sichey.

9. Other buildings.

The projected outlay of Rs. 193.39 lakhs was made under Other Buildings. The expenditure of Rs. 194.59 lakhs was made for contractor's payments for the following works;

- i) Construction of Security check post at Rangpo
- ii) Conferencing system at Chintan Bhavan at Gangtok.
- iii) Electrification and civil works of Samman Bhavan at Gangtok.
- iv) Providing Furniture and Furnishing for High Court building (Phase – I).
- v) Construction of Chintan Bhavan at Gangtok.
- vi) Construction of View Tower at Pelling.
- vii) Construction of R.A.C. at Jorethang.
- viii) Construction of Sherpa cultural center at Okherey.
- ix) Construction of Guest House at Ganesh-tok Gangtok.
- x) Construction of Guest House at Kolkata.
- xi) Construction of Gymnasium hall at Pangthang.

10. Modernisation of Prison Adm.(State share)

The expenditure of Rs. 100.00 lakhs was made for making contractor's payments for the Construction of Sub-Jail at Namchi and Gyalshing and installation of C.C.T.V. and construction of Class – III quarter at Rongyek Jail at Gangtok.

11. Addn./Alt. and renovation of office buildings.

The total of Rs. 68.48 lakhs was kept as a final grant under Addition,Alteration and Renovation of office buildings and the expenditure of Rs. 68.36 lakhs was made for Renovation of Tashiling Secretariat, M.L.A. hostel and Lower Secretariat at Gangtok.

12. Construction of Raj-Bhavan Annexe.

The final grant of Rs. 350.00 lakhs was kept under Construction of Raj-Bhavan Annexe at Gangtok. The expenditure of Rs. 353.91 was incurred for Construction of Class – II, class – IV, A.D.C.'S quarter at Raj-Bhavan and Construction of Ashirwad Bhavan Raj-Bhavan complex at Gangtok.

13. Strengthening and Renovation of Assembly Building i/c Accoustic system.

The projected outlay was made for Rs. 85.00 lakhs and the expenditure incurred for Strengthening and Renovation of Assembly Building was Rs. 85.02 lakhs.

4216-HOUSING

Raj Bhawan, Chief Minister's official residence, Chief Justice and Judge's Bungalows, Minister's Bungalows and all residential buildings and quarters constructed and maintained by the Building and Housing Department, comes under Housing besides, Buildings and Housing Department is also responsible for allotment of quarters and realization of rent of Government Quarters.

Thus the activities under this sector comprises of construction of residential accommodation for government employees in the State Capital, district Head quarters, Sub-Divisional Head Quarters and in such other places where government employees are posted. Presently the total number of Government employees in the State is far greater than the residential quarters of all categories This clearly shows that the housing facilities for government employees are too inadequate, as there is a requirement of more residential units. The total budget outlay for Housing for the year 2006-2007 was Rs. 369.62 lakhs, out of which the total expenditure was Rs. 372.37 lakhs.

The works under the following head were taken up during 2006-07 under Housing:

STAFF QUARTERS AT GANGTOK

The total projected outlay for Staff Quarters at Gangtok was Rs. 124.66 lakhs, and the total expenditure of Rs.123.99 lakhs was made for salary payments to work-charged staff, construction of Class – III quarter 6-unit 2 block at Sichey and other minor works for various quarters at Gangtok.

Priority is being given on the construction of Staff Quarters at Gangtok. As the department has not been able to provide even 10% of the housing need of the government employees. Land for construction of these quarters has been acquired at Sichey and construction of quarters of various categories as per annexure has already started to the extent of availability of fund.

Staff Quarters at District Head Quarters

The total projected outlay for Staff Quarters at District H.Q was Rs. 10 Lakhs, and the total expenditure incurred is Rs. 9.96 lakhs. The district H.Q is facing acute shortage of government accommodation for both the officers and staff. Due to decentralized payment system, more officers and staff are posted at the District Head Quarters, thereby the need of Quarters have further increased.

Staff Quarters at Sub-Divisional Level

The total projected outlay for Staff Quarters at Sub-Divisional Level was Rs. 37.57 Lakhs and the total expenditure is Rs. 37.56 lakhs. The housing problem in the Sub-Divisional level is similar to that of District Head Quarters. It has been proposed to construct, class II, class III and class IV quarters at different Sub-Divisions where such infrastructure at the sub divisions is not adequately provided.

4. Quarters at other places

The total project outlay for Quarters at other places is Rs.5.00 Lakhs, and the total expenditure is Rs. 4.66 Lakhs.

5. Quarters for Ministers

The total projected outlay for Quarters for Ministers was Rs.110.00 lakhs, and the total expenditure is Rs.113.76 Lakhs.

6. Addition, Alteration & Renovation of Quarters

The total projected outlay for Addition, Alteration & Renovation of Quarters was Rs. 55.70 Lakhs, and the total expenditure is Rs. 55.75 Lakhs.

7. Quarters for M.L.A.

The total projected outlay for Quarters for M.L.A. was Rs. 26.69 lakhs, and the total expenditure is Rs. 372.37 Lakhs.

The summary of projected Annual Plan Outlay for 2006-07 under Public works and Housing sector are enclosed with the report.