

**Office of the Superintending Engineer, Jammu Development Authority,
Jammu**

The Principal Secretary,
Housing and Urban Development Deptt.
J&K Govt Civil Secretariat Jammu

No:- SE/ JDA/2018-19/3967-70


Dated 04-02-2019

Subject:- *Physical/Financial Progress Report of Major Developmental Projects upto ending January 2019.*

Sir,

I am directed to forward herewith the Physical/Financial Progress report of Major Developmental Projects undertaken by Jammu Development Authority upto ending January 2019 for favour of your kind information.

Yours faithfully,


Superintending Engineer
Jammu Development Authority,
Jammu.

Copy to the :-

1. Divisional Commissioner Jammu for favour of information.
2. District Development Commissioner Jammu for favour of information
3. Vice Chairman, Jammu Development Authority for information

JAMMU DEVELOPMENT AUTHORITY

PHYSICAL /FINANCIAL PROGRESS REPORT OF MAJOR PROJECTS ENDING JANUARY, 2019

(AS PER THE REPORT SUBMITTED BY XEN'S Div 1,2 & GBS).

S. No	Name of Project	Sallent Features	Total Estimated cost	Source of funding	DOS/ DOC (Scheduled)	% of Work Completed	Detailed Physical Status	Remarks	Exp. Ending Jan, 2019
01	02.	03.	04		05.	06.	07.	08	09.
1	a) Construction of General Bus stand/ cum multi level car parking cum Commercial Complex at Jammu On EPC Mode. b) consultancy fee to NABCONS c) Compensation to the displaced shopkeepers (rehabilitation component)	Total Area =55.37 K Scheme Area = 37.5 K No. of Floors = G+5; Total Built Up Area = 60,064 Sqm; Commercial Area = 12,418 Sqm; Bus Bays = 80 No. Parking capacity = 1312 cars +177 Two wheelers	Rs.21308.00 Cr.	21308.00 JDA Internal Resources :139.97c State Share released under STF) : 2.53 cr. Under Jammu Smart city Convergence Mission :70.58 cr.	15.10-2016/ 15.10.2018	Approx. 72%	i. Foundation work : 98% completed ii. Substructure in (all zones) : 96% completed iii. Super structure: (all zones) : 81% completed iv. Soil stabilization (From Indira chowk.) :100% completed. v. Retaining wall : 30% completed vi. Service Building : 85% (Slabs of Three floors) vii. Block Work : G.F & 4 th floor (60 %) Overall progress (Civil Works) 72%	i. 05 visits by the NABCONS on account of third party quality monitoring have conducted. ii. 84.87 lacs advanced to PDD for establishment of 33/11kv R/ station	9924.6253 Lacs

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01	02.	03.	04		05.	06.	07.	08	09.
2.	<p>Tawi River Front Development Project</p> <p>Project Scope (10 Km length from D/s of 4th Tawi Bridge upto Nagrota)</p> <p>Pilot Project 3.5 Km length from D/s of 4th Tawi Bridge upto U/s of Sher-e Kashmir Bridge.</p>	<p>Project Components: -</p> <p>i) River Protection Works; - Diaphragm Walls, Lower Promenade, Protection Walls;</p> <p>ii) Land Development Works: - Children Parks; Walkways, Restaurants, Kiosks; Reception; Ticket Counters; Rain Shelters; Amphitheatre etc.,</p>	Rs. 40769 Crores; (Pilot stretch of 3.5km)		-----	Under tendering process	<p>i. Feasibility study report submitted to Commissioner Secretary to Govt. Housing & Urban Dev. Department Jammu vide No. VC/PS/2016/1167-70 dated 19-12-2016.</p> <p>ii. DPR prepared by SRFDCL for Rs. 396.52 crore and submitted to Chief Engineer I&FC Jammu for technical appraisal of CWC.</p> <p>iii. MOU with NIH (GOI) Roorkee for technical vetting of the Hydrology & Hydraulic of Tawi River & conduct model study/ simulation signed. Final Report of vetting submitted vide their dispatch no 8188 dated 9-3-18.</p> <p>iv. In view of the abnormally quoted rated by the bidders during e-NIT (3rd Call) for the RFQ cum RFP for the Pilot Stretch of 1.5 km D/s of bikram Chowk upto 4th Tawi bridge by the two bidders technically responsive, fresh tenders were invited reducing the scope of work i.e for const of diaphragm wall of South bank (left bank) of tawi rriver vide e NIT No 06 of 2018-19 dated 21-11-18. Pre- bid meeting held on 27.11.2018. Bid submission on 19-12-18. Financial bids(3No's)opened on 28.12.18 and the case of finalization of quoted cost of L-1 bidder @ 27% above submitted to SLCC.</p>	<p>DPR bifurcated by SRFDC in two separate components i) Protection of Tawi River in Jammu city cost of Rs 375.732 c .ii) Conservation of Tawi River in Jammu City cost of Rs 31.962 cr .M/S SRFDCL requested to draft RFQ cum RFP documents Replies to the comments/observations of the FM wing of MOWR, RD & GR sent to the CWC vide no VC/POS/2018/86-89 dated 11-04-2018. NOC from Forest awaited.</p>	Rs.432.842 42 lacs

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01	02.	03.	04		05.	06.	07.	08	09.
3.	IT cum Commercial Plaza at Birpur; Plot Area = 34 Kanals;	Facilities: - Office Spaces for Software Technology and Skill Development, IT and BPO Companies, corporate Houses, Banks, MNCs. Multiplex, Cineplex, Restaurants, Food Courts, Health Clubs, Gyms, Shopping Arcades, Banquets and other Commercial Spaces etc.	34 crores	JDA Internal Resources	-	Revised RFQ cum RFP document on PPP mode stands formulated	The issue was deliberated in the recently conducted 80 th BOD Meeting & decision was taken to reduce the cost of land from 1 Crore per kanal to 75 lacs per kanal and accordingly RFQ cum RFP document on PPP mode is revised but further tendering is kept on hold.		
4.	Consultancy service for Planning Architectural and Engineering services including detailed project and feasibility study for the construction of Jammu Habitat Centre, at Ware House, Jammu	Facilities: - Institutional complex, Rehabilitation/ commercial complex, Hotel sites, Multiplex/ Shopping Mall site and open air theatre etc.	102.79 (consultancy fee) Rs.99.00 lacs + cost of model =3.79 lacs	Consultancy work	-	-	i. Letter of Award in favour of M/s Arch-En-Design issued vide No. VC/PS/2017/ 1031-38 dated 25-09-2017. ii. Agreement between M/s Arch-En-Design and JDA signed on 20-12-2017. iii. Concept drawings including site plans, 3D views for the pilot stretch of Habitat centre on island portion finalized after PPT to Hon'ble Dy. CM and preliminary estimates are under process of finalization. iv. EOI for Geo technical investigation at 04 locations for conduction of SPT invited from the interested parties. Last date of submission of bids is 01-10-2018.		Rs.13.679 lacs
5	Survey and Geotechnical Investigations of Tawi river front downstream of 4 th Bridge		88.00		1.9.18 / 28.12.18				41.789 lacs

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							02.	03.	04.		
6	Construction of Flatted Accommodations at Muthi, Jammu.	3- 8HK 72 Flats	Rs. 3515.00 lacs	Internal Resources (JDA- Self Financing Mode)	Feb. 2015 / Dec. 2019	86%	Tower-A 1. Frame work completed 2. Plaster Work (Internal and External) 94% Completed & is in progress. 3. Wall Putty 90% Completed. 4. Floor Tile 75% completed except wooden Flooring. 5. Railing in Balconies 80% completed. 6. Wooden work of Door Frames 94% completed. 7. Internal electrification work 96% completed and rest in progress.	Tower-B 1. Frame work completed 2. Brick work completed 3. Plaster Work (Internal and External) 92% Completed and rest in progress. 4. Wall Putty Internal 94% Completed. 5. Floor Tile 87% completed except Wooden Flooring. 6. Tile work in Toilets 80% completed. 7. Railing in Balconies 82% completed. 8. Fabrication and installation of Aluminum work 70% completed and is in progress. 9. Wooden work of Door Frames 94% completed. 10. Internal electrification work 87% completed and rest in progress.	Tower-C 1. RCC Structure work completed 2. Brick work completed 3. Plaster Work (Internal and External) 92% Completed. 4. Wall Putty Internal 93% Completed. 5. Floor Tile 80% completed except Wooden Flooring. 6. Tile work in Toilets 70% completed. 7. Railing in Balconies 85% completed. 8. Fabrication and installation of Aluminum work 70% completed and rest in progress. 9. Wooden work of Door Frames 92% completed. 10. Internal electrification work 69% completed and rest in progress. Six No. Lift work has been allotted to M/S Johnson & Co. and their supply of material is received at site. 11. Consultancy of MEP work allotted to M/S V.S. Kukreja. <u>Separate Tender for MEP works Three Package floated as under:-</u> ELECTRICAL- work allotted JDA Allot No: SE/JDA/2018/3388-91 date 20-10-2018 M/S Wani infratech.. CIVIL - work Allot No:SE/JDA/2018/3185-3188 date 03-10-18 DT;M/S S.K, integrated Consultants. MECHANICAL- workAllotment No: SE/JDA/2018/3303-3306 date 10-10-18 to ;M/S Dogra & Dogra Enterprises. Providing 160 KLD Capacity, MBR based STP for Residential Project at JDA at Muthi Jammu for Rs one crore vide no JDA/11 e-NIT/2018-19/92 dated 31-10-18 and Ext. Notice JDA/11 e-NIT/2018-19/99 dated 15-11-18. Date of Opening 24-11-18		Rs. 1987.65 lacs

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01	02.	03.	04		05.	06.	07.					08	09.
7.	Commercial Complex at Muthi: Plot Area: - 6.24k.	Total Built Up Area = 69316 sft No. of Floors = Basement, G+4 Facilities : Basement parking, ground floor, 3 no. Showroom, 20'*35', 10 N-10 shops- 12'*20' G+1, Three No. Showroom- 20'*35', 10 N-10 shops- 12'*20'. G+2, Main Hall 3850sft. Three No. Hall, - 20'*35', 10 N-10 Hall - 12'*24.9'. G+3, G+2, Main Hall 3850sft. Three No. Hall, - 20'*35', 10 NO Hall - 20'*24.9'. G+4, G+2, Main Hall 3850sft. Three No. Hall, - 20'*35', 10 N- Hall - 20'*24.9'	Rs. 1817.00 Lakh	JDA Internal Resources	March 2014/ March 19	70%	<u>Structure work completed except mounty slab and parapet walling.</u> <u>Basement :</u> 1. RCC flooring completed. 2. Plaster work completed. 3. Wall putty work is in progress. 4. Internal electrification 67% completed and rest is in progress.	<u>Ground floor and 1st floor :</u> 1.Tile and granite work 80% completed and rest is in progress. 2. Plaster work 95% completed. 3. Brick work 95% completed. 4.Rolling shutter completed. 5. Wall putty 70% completed and rest is in progress. 6. Internal electrification 50% completed and rest is in progress.	<u>2nd floor and 3rd floor :</u> 1. Brick work 90% completed and rest is in progress. 2. Plaster work 90% completed. 3. Wall putty 55% completed and rest is in progress. 4. Internal electrification 40% completed and rest is in progress.	<u>4th floor</u> 1. Brick work 90% completed and rest is in progress. 2. Plaster work 70% completed and rest is in progress. 3. Internal electrification 40% completed and rest is in progress 4. <u>Mounties</u> 1. Brick work 95% completed and rest is in progress. 2. Plaster work 95% completed and rest is in progress. 3. Internal electrification 37% completed and rest is in progress. 4. Boundary wall work in progress.	5. Fire Fighting consultancy work allotted to M/s V.S. Kukreja vide xen, JDA, Div. No. II No.IDA/11/987-91 dated 4-6-2018 and DPR received and laying with AEE (M) for examine and clarification from fire fighting dept.. 5. Brick work for Front boundary wall completed. Two No. lift work put to tender 3 rd call. One tender received in 3 rd call.Two lift work allotted to M/S Johnsons & Co. to Rs.30.54 lacs.		Rs. 926.05 lacs

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8.	Development of Car Parking in front of Maharaja Hari Singh Ji Memorial Park at Jammu. Plot Area = 13.85 K (Under ADB Scheme)	a. No. Of Floors = LG+UG+3; b. Total Built Up Area = 17747 Sqm; c. Commercial Area = 2708 Sqm; d. Parking Capacity = 450 Cars + 210 Two Wheelers	Rs. 6299.33 lakhs		U/P		Project Report submitted to Housing & Urban Development Department for approval and funds vide VC JDA's No. VC/PS/2018/189-91 dated 21-05-2018 and technical vetting from Development Commissioner (works) for the said work stands received vide Administrative Department No. HUD/Plan/10-A/2018 dated 05-06-2018. Project prioritized under ADB and DPR submitted to Adm. Dept. for onward submission to PD&MD for sanction under ADB.		
9	Construction of Night Shelter including civil and sanitary works at Boria Basti Bahu Fort Jammu. (G+2)	Plot Area = 2 Kanal; No. of Floor = G + 2; Total Beds=100	Rs. 198.00 lacs	CSS- National Urban Livelihood Mission (NULM) JUDA	May 2017/ July, 18	100%	Building completed in all respects Total Beds=100 Dormitory 2 No Dining hall 1 No Care taker room with attached bathroom, Room 17 no ,toilets 4 nos, Kitchen with store, Stair hall 1 no Ramp for handicapped , Lawn ,Parking area, guard room	Completed and handed to M/S Sewa Bharti for its operation and maintenance	178.01 lacs
10.	Working Women Hostel at Boria Basti Bahu Fort Jammu. (G+3) 73 bedded	Plot Area = 4.10 K No. of Floors = G+3; Total Occupants = 74 No.	Rs. 529.00 Lacs	Self financing (JDA funds)	Mar 2018/ May 2019		Work in Progress, First Floor, , 2nd floor and 3 rd floor slab laid	RCC frame work completed, brick work in progress	179.48 lacs

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11.	Development of Housing Colony at Kot Bhalwal, Jammu	Total Land = 384.75 K Total No. of Plots = 409 Size of Plots = 40'x80', 30'x60', 25'x50' Other Facilities = Commercial Sites, Community Centre, School/ Health Centre, Parks/Green Belts etc.	Rs. 974.00 Lakh	Self financing (JDA funds)	April 2015/ work is under process.	66%	Development of Roads, Drains, fixing of Electric poles etc in progress. Nallah training works completed. No. of Plots handed over = 241 Nos. 40'x80' = 43Nos. 30'x60 = 99 Nos. 25'x50' = 99 Nos One no. 17 Mtr. clear Span over Nallah near Tube Well at Kot Bhalwal, Jammu allotted vide no. JDA/II/ALLOT/234-40 Dated-24.10.2017& Design work in progress at DIQC, Jammu. Training of Nallah (L)=1237 Meter, Width-15 mtr Road 45 feet width: 1252 mtr. Road 35 feet width : 222 mtr. Road 25 feet width : 3658 mtr. Stone Pitching of side slopes: 3658 Sq. meter. Drain in Lanes = 5863 Meter. Drainage Crossing :26 Nos. RCC Pole LT Line-170 Nos. One meter Span culvert; 5 Nos. Payment of an amount of Rs. 21.20 Lacs made to XEN M&RE-III for electrification work.	Area Coming under the alignment of Ring Road =62 Kanal. Total No. of plot coming under the alignment =119 No.Areaof Road damaged =781 m ² . Length of drain damaged = 1570 meter	Rs. 707.51 lacs

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12.	Development of Housing Colony at Birpur, Samba	Total Land = 585 Kanals; Total No. of Plots = 730 no Size of Plots = 40'x80', 40'x60', 30'x60', 20'x40'; Other Facilities = Commercial Sites, Community Centre, School/ Health Centre, Parks/Green Belts etc.,	Rs. 2220 La+kh	Self financing Mode (JDA funds)	Apr./2015 to Mar. 2019		Development of Roads completed upto WBM level 90%, Drains 95% completed, Chain Link Fencing completed ; Protection work by way of laying of wire crates 98% completed.. No. of Plots handed over = 415. PCC electric poles erected. PHE Works: Estimates/ project report from PHE received for water supply scheme & the DPR being on higher side was returned to Xen-I, JDA for detailed check and submission of his report. Electrical works : Funds released in favour of PDD for creation of 2 no sub stations of 400 kva and HT line amounting to Rs 32.31 lacs is in progress Rs 12.194 lacs advance to Sub Transmission Div 2 and the work is in progress. Filling of RBM work 70% completed.	Completion date is subject to release of funds	Rs. 778.30 lacs
13.	Development of Housing Colony at Roop Nagar (Extn.), Jammu.	Total Land = 88 K Total No. of Plots = 162 Size of Plots = 30'x60'; Other Facilities = Commercial, Community Centre etc.	Rs. 205.00 Lakh	Self financing Mode (JDA funds)	4/2016	4%	Development of Roads, Drains, Fixing of Electrical works : Electric Poles etc. commenced but held up due to stay order by Hon'ble Court. No. of Plots handed over = 32 No.		Rs.21.01 lacs

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01	02.	03.	04		05.	06.	07.	08	09.
14.	Development of Housing Colony at Gole Gujral, Jammu.	Total Land = 290 K Total No. of Plots = 330 Size of Plots = 40'x80', 40'x75', 30'x60', 20'x40'; Other Facilities = Commercial Sites, School/Health Centre, Parks/Green Belts etc.	Rs. 462.00 Lakh	Self financing Mode (JDA funds)	4/2015	4%	Barbed wire fencing done with RCC poles. Development of Roads, Drains and Fixing of Electrical works : Electric Poles etc. commenced but held up due to stay order by Hon'ble Court No. of Plots handed over = 49. Leveling work of 48 No plots and their demarcation by RCC poles completed.		Rs. 66.86 lacs
15.	Construction of Flatted Accommodation at Muthi site I, phase II.	Salient Features : Tower Ht. G+ 11 Floors 3 BHK (2 Towers) 48 Nos. 2 BHK (3 Towers) 72 Nos. 5 BHK (1 Tower) 24 Nos. Club building G+ 1 Floors.	Rs.86.83 crores	Self financing Mode (JDA funds)			Tender Floated under third call vide No: SE/JDA/e-NIT/16 dated: 01-08-2018 Rs.60.00 Crores Technical presentation by the responsive bidders was held on 05-11-2018 before SLCC and thereafter Financial bid was finalized on 19-11-2018 by SLCC.	LOA issued to M/S S.K. Integrated and consultants vide VC JDA's No:JDA/VC/20 19/893-98 dated 21/1/19	

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16.	<p>Construction of EWS Houses /flats at</p> <p>i. Nagrota = 240 units</p> <p>ii. Udheywalla = 192 units</p> <p>iii. Muthi = 192 units</p> <p>iv. Majeen Sidhra = 384 units,</p> <p>Total 1008 units</p> <p>Jammu under AHP component of PMAY (Urban) Mission.</p>	<p>for one Dwelling unit :</p> <p>Floor area of = 39.39 sqm .</p> <p>Carpet area = 31.95 sqm.</p> <p>Super area of = 44.68 sqm.</p> <p>No. of floors = G+ 3</p> <p>No. of flats in one floor = 4 Nos.</p> <p>Scheme Area</p> <p>Nagrota = 23.72 kanal</p> <p>Udheywalla= 20 kanal</p> <p>Muthi = 17.2 kanal.</p> <p>Majeen Sidhra = 35.5 kanal</p>	<p>Nagrota = 20.66 Cr</p> <p>Udheywalla =16.53 cr</p> <p>Muthi = 16.53 cr.</p> <p>Majeen = 23.04 cr.</p>		Under tendering process		<p>Nagrota - Tender floated</p> <p>In 3rd call vide e- NIT No JDA/11/e-Nit /2018-19/87 Dt:-27-10-2018</p> <p>Date of Opening 20-11-18</p> <p>Udheywalla - Tender Floated in.</p> <p>3rd call vide e- NIT No JDA/11/e-Nit /2018-19/88 Dt:-27-10-2018</p> <p>Date of Opening 20-11-18</p> <p>Muthi - Tender Floated in .</p> <p>3rd call vide e- NIT No JDA/11/e-Nit /2018-19/86 Dt:-27-10-2018</p> <p>Date of opening:- 20-11-2018.</p> <p>Majeen Sidhra- Tender Floated in</p> <p>3rd call vide .NIT No JDA/11/e-Nit /2018-19/89 Dt:-27-10-2018</p> <p>Date of opening:- 20-11-2018.</p>	<p>No Tender Received</p> <p>Single Tender Received & opened for technical bid by JDA contract committee on 1-12-18 and its evaluation.</p> <p>Single Tender Received & opened for technical bid by JDA contract committee on 1-12-18 and its evaluation.</p> <p>No Tender Received</p>	<p>Administrative department approached for transfer of these works to the J.K. Housing Board in pursuance to the decision taken by the Board of directors in its 82nd meeting</p>


 Superintending Engineer JDA