

**Government of Jammu and Kashmir  
Civil Secretariat Tourism Department**

Srinagar/Jammu

**Subject: Accord of Post Facto Administrative Approval for Conservation of Royal Court-Phase I (Ghadvai Khana & Baddi Deodi) and Conservation of Royal Court Building Phase-II at Mubarak Mandi Complex. (J&K)**

Ref No.I: ED/MMJHS/3812-22 dated.03.05.2023 (Minutes of Meeting)

Ref No.II. Archeological Survey of India (ASI) vide file No.4/12-1/2013-14-C/2891 dated: 26.12.2013.

**Government Order No: - 75 - TSM of 2023**

**D A T E D :- 02 - 06 - 2023**

In pursuance to the direction taken in the review meeting of Mubarak Mandi Jammu Heritage Society on 9<sup>th</sup> of April 2023 under the Chairmanship of worthy Chief Secretary and in light of SO-15, issued vide endorsement No.A/PS/Dc/2019-62 dated.09.01.2020, Post facto Administrative Approval is here by accorded to the execution of works for "Conservation of Royal Court-Phase I (Ghadvai Khana & Baddi Deodi) and Conservation of Royal Court Building Phase-II "at Mubarak Mandi Complex. (J&K) at an estimated cost of **Rs. 15.70 Crore (Rupees fifteen crore seventy lakhs only)** as per the schematic breakup given below:-

S.No	Description	Amount in Crore
1	For Conservation of Royal Court-Phase I (Ghadvai Khana & Baddi Deodi ) Building Mubarak Mandi Complex,Jammu (J&K)	8.8200 Cr.
2	For conservation of Royal Court Building Phase-II at Mubarak Mandi Complex.	6.8800 Cr.
Total		15.7000 Cr.

**The Post facto Administrative Approval is however subject to the following conditions:-**

1. That the proposal is strictly devised and designed as per latest relevant code of BIS/CPWD Manual/IRC Code/Specifications with special emphases on safety of existing structures & maintaining the original architecture of Mubarak Mandi Complex.
2. The extensive study of the heritage complex is to be made to collect valid inputs, details required for taking of the proposed work. The structures design of reconstruction/redevelopment of any parts of structure has to be got authenticated by competent authority well before the execution of work. Besides the design of the proposed structure/reconstruction additions/alterations is got proof checked from a premier Institute like IIT, NIT before any activity on ground takes place.
3. There is no time and cost overrun involved in the project and set time line is strictly adhered to.

4. While carrying out renovation/repairs/addition & alteration/refurbishing work, it has to be ensured that the aesthetics of the Heritage Building does not get disturbed or altered. The proposed work should necessarily match the existing architecture & Key construction material used to be of same kind as of existing structures.
5. That the Electrical/Mechanical/Electronic Components are authenticated by the competent authority before the execution of work takes place.
6. The stipulation as prescribed for Energy efficient/rain water harvesting/green building may be adhered to.
7. All the components of the work as proposed are worked out very meticulously before putting the work to tenders & eligibility criteria is suitably & well defined in the bidding document so that only such firms, having experience in the particular field participate in tendering and contract is executed by experienced & resourceful contractor.
8. That the lump-sum provisions, either in terms of percentage or fixed as made for certain components of the DPR are provisional and shall be subject to detailed estimates based on actual design details/requirements and relevant rates, to be framed and approved by competent authorities well before invitation of tenders in accordance with set codal procedures.
9. That there is no time or cost overrun involved in the project and set time line is strictly adhered to.
10. That the component of furniture/furnishing is subject to actual requirement approved by the competent authority including specification makes etc.
11. Pre-construction and post construction video graphy of each activity is done. Three dimensional photographs shall be taken to have an overall view of the particular activity.
12. That before tendering process, the items related to the quantity of earth works shall conform to the authenticated NSLs design cross sections and L-sections.
13. That the Inventory of serviceable material got dismantling of the building shall be made and taken on books.
14. That proper permission for carrying out any work should be obtained from the custodian of the Heritage Complex.
15. That guidelines issued by Archeological survey of India/contained in handbook on conservation of Heritage Building published by CPWD are followed in letter and spirit.
16. That no conservation activity shall be taken unless safety measures are put in place particularly where reconstruction, addition/alteration work gets involved. There has to be proper designing for all types of structures and where ever required remedial measures are to be taken as per the approved designer and standards.

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17. Third party monitoring shall be involved to ensure execution of quality work and successful completion of projects in all respects.
18. That proper rate analyses and market survey is conducted in light of the standing rules and procedures in case of all items proposed to be executed on ground prior to the issuance of formal NITs; and
19. That GFR Rules 2017 for execution of works/procurements are followed letter and spirit.
20. The scheme is sanctioned under thirteen Finance Commission & part of the scheme is sanctioned under languishing projects.
21. The accord of Administrative Approval shall not, however, be treated as an authority;
  - I. To spend money not provided for in the Budget.
  - II. To create new posts, if any, provided for in the Administrative Approval.

**By Order of the Government of Jammu and Kashmir.**

Sd/-  
(Dr. Syed Abid Rasheed)  
Secretary to Government

Dated: - 06-06-2023

File No: A-ALLT/1/2023-01  
E-Office No. 2223908/2023

Copy for information to:-

1. Financial Commissioner (ACS) Finance Department, J&K Srinagar.
2. Accountant General, J&K, Srinagar.
3. Joint Secretary, (J&K) Ministry of Home Affairs GoI.
4. Executive Director, Mubarak Mandi Jammu Heritage Society Jammu.
5. Director Archives, Archaeology and Museums J&K, Srinagar.
6. Pvt. Secy. to Secretary to Govt. Tourism Department for information of Secretary.
7. Government Order file.

  
(Saham Singh)  
Director Finance