

**GOVERNMENT OF INDIA  
NORTH EASTERN COUNCIL SECRETARIAT  
NONGRIM HILLS, SHILLONG - 793003**

**Subject: Forwarding of Inspection Report**

In inviting a reference to the above subject, as requested by the concerned Sector, the physical inspection of the project **"Institute of Hotel Management and Catering at Dimapur, Nagaland Phase-II"** was carried out. The inspection report duly signed by the Consultant (CE), Consultant (EE) and Consultant (ME), NEC, is enclosed herewith. The project was sanctioned on 26 / 03/2013 at a total cost of Rs. 498.22 lakhs (NEC's share is Rs. 448.40 lakhs and State's share is Rs. 49.82 lakhs). Three installments totalling Rs. 363.89 lakhs were released by NEC. Time overrun is 28 months.

The inspection report, inter alia, mentioned that:

- The 2<sup>nd</sup> floor of IHM had been constructed although it was not fully completed and rooms had been divided as per the plan shown in the approved DPR.
- Some plaster cracks was seen during inspection and the Implementing department was asked to re-plaster the cracks immediately.
- Electrification and sanitary works had been done but not yet commissioned.
- The construction of the underground water reservoir had also been completed and its dimension at site was 26.10 x 17 ft and as per DPR it was 30 x 10 ft. The depth of the tank as per DPR was 20ft and at site the depth of the tank above ground level was 7.4 ft and the implementing department informed that the height of the tank below ground level was 12.6 ft.
- Plastering works for the whole building had been done. One coat of paint had been applied but before handing over the building the executing agency should give one more coating of paint.
- Tiles for flooring had not yet started. It was found that the finishing in flooring had been done by mixing it with red oxide pigment. The Implementing department should lay ceramic floor tiles on the floor as per specification mentioned in approved DPR.
- The pending works to be done were fixing of aluminium sliding door, floor tiles, chequered terrazzo tiles for steps and landing, finishing wall with sandtex matt, painting wood works with Delux Multi- Surface paint and teak wood plain paneling with skirting chair rails in rooms as mentioned in DPR
- NEC funding was not found to be acknowledged.

This is for information and necessary action by the concerned Sector.

Enclosure: As above.

U.O. No.NEC/EM/INSPECTION/TRSM/2012/30

Dated: the 5<sup>th</sup> / 10.9 / 2017

To,

Adviser BIT, NEC

Copy to,

(W. Synrem)  
Economic Adviser (E&M)

1. P.S to Planning Adviser, NEC for kind information of Planning Adviser - 05/9/17.
2. PSA, NIC-NEC (Shri M. Nongkhlaw) for uploading the report with photograph on NEC website.

**Report of the inspection carried on 11 /08 /2017 for the NEC funded project "Institute of Hotel Management and Catering at Dimapur, Nagaland Phase-II".**

A joint inspection of the above project was carried out by an officials of NEC Secretariat, Shillong and officials of the Engineering Wing of the Directorate of Tourism, Govt. of Nagaland. The list of the officials present during the inspection is enclosed as Annexure-I. The photographs taken during the time of inspection is enclosed as Annexure-II

**(I) BACKGROUND:**

Name of the project:	"Institute of Hotel Management and Catering at Dimapur, Nagaland Phase-II"
Location:	Dimapur, Nagaland
Implementing Agency:	Engineering Wing of the Directorate of Tourism, Govt. of Nagaland.
Date of Sanction:	26 / 03/2013
Cost of Project:	Rs.498.22 lakhs
NEC Share (90%):	Rs. 448.40 lakhs
State Share (10%):	Rs. 49.82 lakhs
NEC Share released & Dates:	1 <sup>st</sup> installment of Rs. 84.53 lakhs on 26 / 03 /2013 2 <sup>nd</sup> installment of Rs. 179.36 lakhs on 27 / 02 /2014 3 <sup>rd</sup> installment of Rs. 100.00 lakhs on 100 / 03 /2015
Total Amount Released:	Rs. 363.89 lakhs
Balance amount to be released by NEC:	Rs. 84.51 lakhs
State Share released :	Rs. 39.89 lakhs
Balance amount to be released by State:	Rs. 9.93 lakhs
Status of UC for NEC share :	UC for Rs. 84.53 lakhs for 1 <sup>st</sup> installment submitted on 14 / 02 /2014 UC for Rs. 179.36 lakhs for 2 <sup>nd</sup> installment submitted on 19 / 02 /2015 UC for Rs. 100.00 lakhs for 3 <sup>rd</sup> installment submitted on 6 / 07 /2017
Status of UC for State share :	UC for 9.39 lakhs Submitted for 1 <sup>st</sup> installment submitted on 14 / 02 /2014 UC for 19.39 lakhs Submitted for 2 <sup>nd</sup> installment submitted on 19 / 02 /2015 UC for 11.11 lakhs Submitted for 3 <sup>rd</sup> installment submitted on 6 / 07 /2017
Target Date of Completion:	2 years from the date of sanction
Time Overrun	28 months.

The Project was also inspected by Adviser (BIT), NEC. The inspection report, inter alia, mentioned that 'it was strongly felt and conveyed to the State Govt. officials that the Institute should start functioning at the earliest. It is proposed to take up the matter with the Govt. of Nagaland at the highest level.

**(II) Aims/Objectives of the Project:** The objectives of the project are to provide training to various segments of the Naga society in the field of hotel management and catering technology. The project targets Government officials, business travelers, educational/vocational tourists and various organizations both private and government sector etc who can avail of the facilities of the project. Besides this, the project will help in generating direct as well as indirect employment to a large number of unemployed youth both skilled and unskilled which will further stimulate the socio-economic sector in this area.

**(III) Observations/ Status of works (Physical Achievements):-**

Sl.No.	Scope of work	Remarks based on site Inspection
1	Construction of 2 <sup>nd</sup> floor of IHM Staircase, Chequered Terrazzo tiles, Wood work, Rooms for Telephone Operator, Manager, Doctor, Principal, HOD'S, Administration Section, Record Room, Conference Hall and Restaurant.	During Inspection it was found that the construction of 2 <sup>nd</sup> Floor of IHM had been carried out although it was not fully completed. The works left were finishing works such as painting and tiles works. It was also found that electrification and sanitary works had been done but not yet commissioned. Some plaster cracks were seen during inspection and the Implementing department was asked to re-plaster the cracks immediately.
2	Construction of underground water reservoir and overhead water tank	<ul style="list-style-type: none"> <li>The construction of the underground water reservoir had been completed. Its dimension at site was 26.10 x 17 ft approx and as per DPR it was 30 x 10 ft. The depth of the tank as per DPR was 20ft and at site the depth of the tank above ground level was 7.4 ft approx and the implementing department informed that the height of the tank below ground level was 12.6 ft.</li> <li>The construction of the overhead water tank had not yet started. This construction need to be done as per specification mentioned in approved DPR</li> </ul>
3	Construction of parking Lot in two layers-3 nos. X 30X14X0.15 sq.m	The Construction of the parking lot had not yet started. The Implementing department had shown the inspection team the area for parking lot. The Consultant had measured the area and it was found to be 2040 sqm approximately. As per DPR it was 1260 sqm.
4	Finishing works like plastering, flooring and paneling	<ul style="list-style-type: none"> <li>It was found at site that plastering works for the whole building had been done. One coat of paint had been applied but before handing over the building the executing agency has to give one more coat of paint.</li> <li>Paneling for doors and windows had been done.</li> <li>Tiles for flooring had not yet started. It was found that the finishing in flooring had been done by mixing it with red oxide pigment. The</li> </ul>

*[Handwritten signatures]*



		<p>Implementing department should lay ceramic floor tiles on the floor as per specification mentioned in approved DPR.</p> <ul style="list-style-type: none"> <li>The pending works to be done were fixing of aluminium sliding door, floor tiles, chequered terrazzo tiles for steps and landing, finishing wall with santex matt, painting wood works with Delux Multi- Surface paint and teak wood plain paneling with skirting chair rails in rooms as mentioned in DPR.</li> </ul>
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**(IV) Location of the Project site:-**


Latitude N 25° 55' 170"

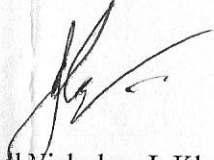
Longitude E 93° 45' 710"

**(V) Overall Remarks and Suggestions:-**


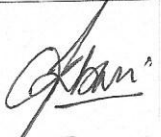


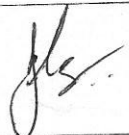
- During inspection it was found that the 2<sup>nd</sup> floor of IHM had been constructed although it was not fully completed and rooms had been divided as per the plan shown in the approved DPR. Some plaster cracks was seen during inspection and the Implementing department was asked to re-plaster the cracks immediately. The works left for the 2<sup>nd</sup> Floor were mainly finishing works. The construction of the underground water reservoir had also been completed and its dimension at site was 26.10 x 17 ft approx and as per DPR it was 30 x 10 ft. The depth of the tank as per DPR was 20ft and at site the depth of the tank above ground level was 7.4 ft approx and the implementing department informed that the height of the tank below ground level was 12.6 ft.
- The Consultants had found that plastering works for the whole building had been done. One coat of paint had been applied but before handing over the building the executing agency has to give one more coat of paint. Tiles for flooring had not yet started. It was found that the finishing in flooring had been done by mixing it with red oxide pigment. The Implementing department should lay ceramic floor tiles on the floor as per specification mentioned in approved DPR.
- The pending works to be done were fixing of aluminium sliding door, floor tiles, chequered terrazzo tiles for steps and landing, finishing wall with santex matt, painting wood works with Delux Multi- Surface paint and teak wood plain paneling with skirting chair rails in rooms as mentioned in DPR.
- NEC funding was not found to be acknowledged.

  
 (Liza R Hek)  
 Consultant (ME)  
 NEC Secretariat, Shillong

  
 (Abhijit Sarkar)  
 Consultant (EE)  
 NEC Secretariat, Shillong

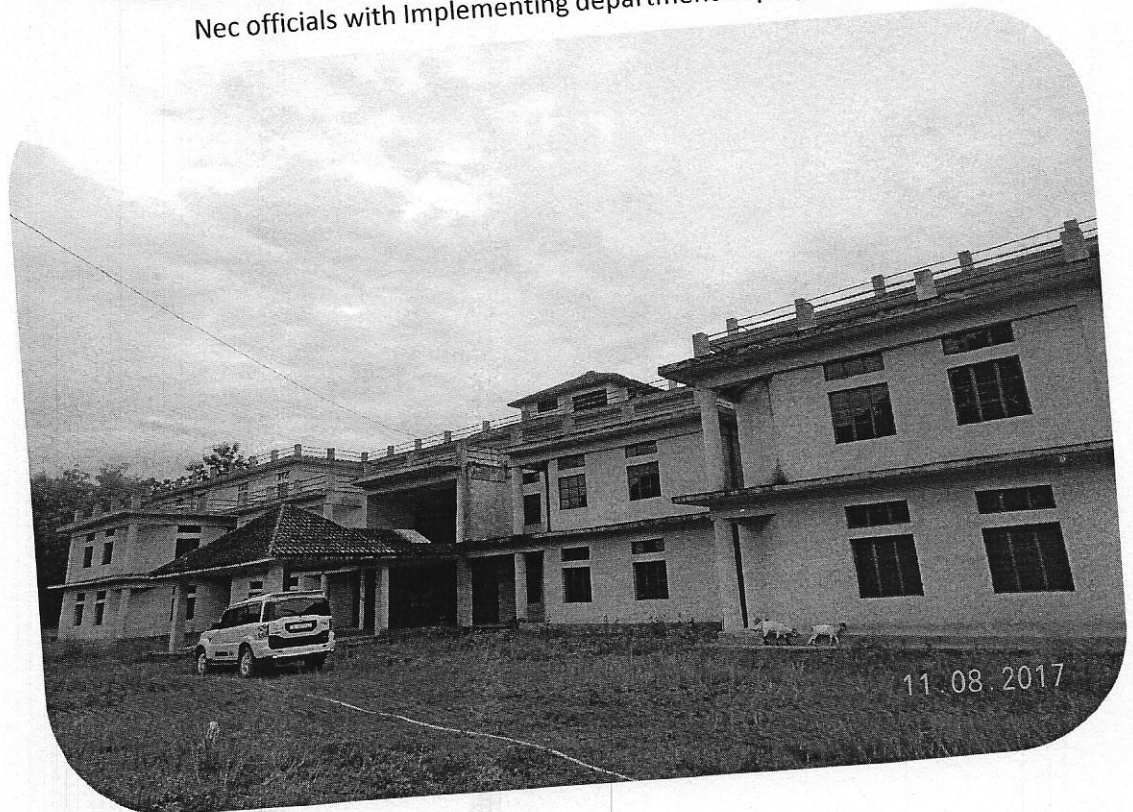
  
 (Jeriel Nicholas J. Kharbhih)  
 Consultant (CE)  
 NEC Secretariat, Shillong

List of officials who were present during the inspection of NEC funded project **"Institute of Hotel Management and Catering at Dimapur, Nagaland Phase II."** On 11/08/2017

Sl. No.	Name	Contact No. & Email id	Designation & Organisation/Department	Signature
1.	Ko. THUN & DEMO PATTON	9436007795	E.E. (T)	
2.	Vikheho K. Kiba.	9863414388	J.E. (T)	
3.	Ruokwon Tuo Tel.	9863519099	E.E. (T)	
4.	ABHISIT SARKAR	8132853127	Consultant (EE) NEC, Shillong	
5.	Teriel .K	9436535665	Consultant (CE) NEC	
6.				
7.				
8.				
9.				
10.				
11.				

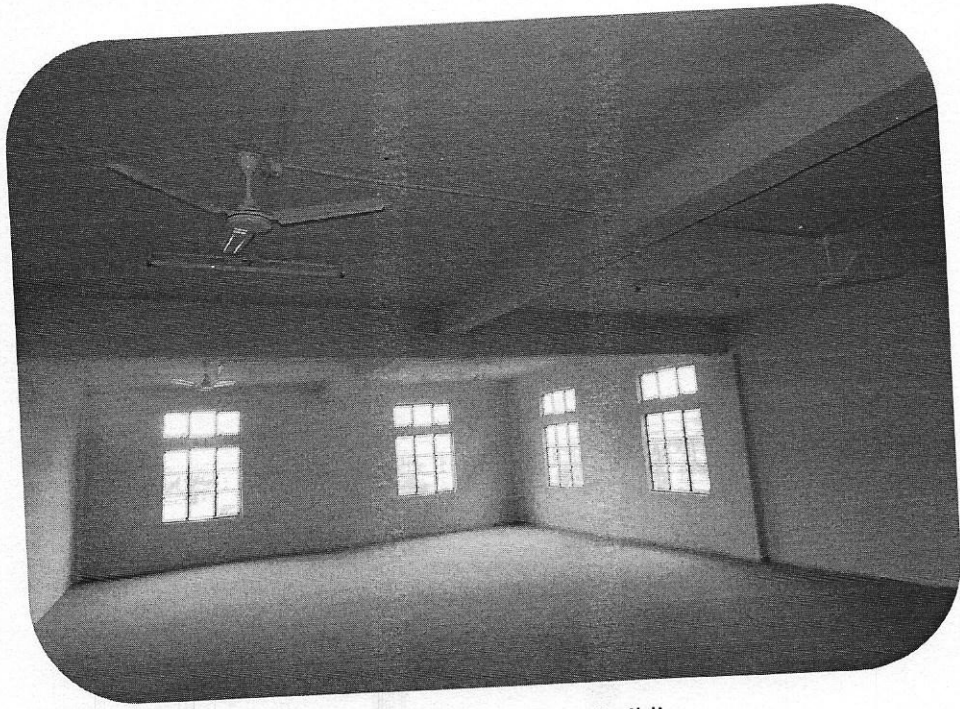


Nec officials with Implementing department at project site.

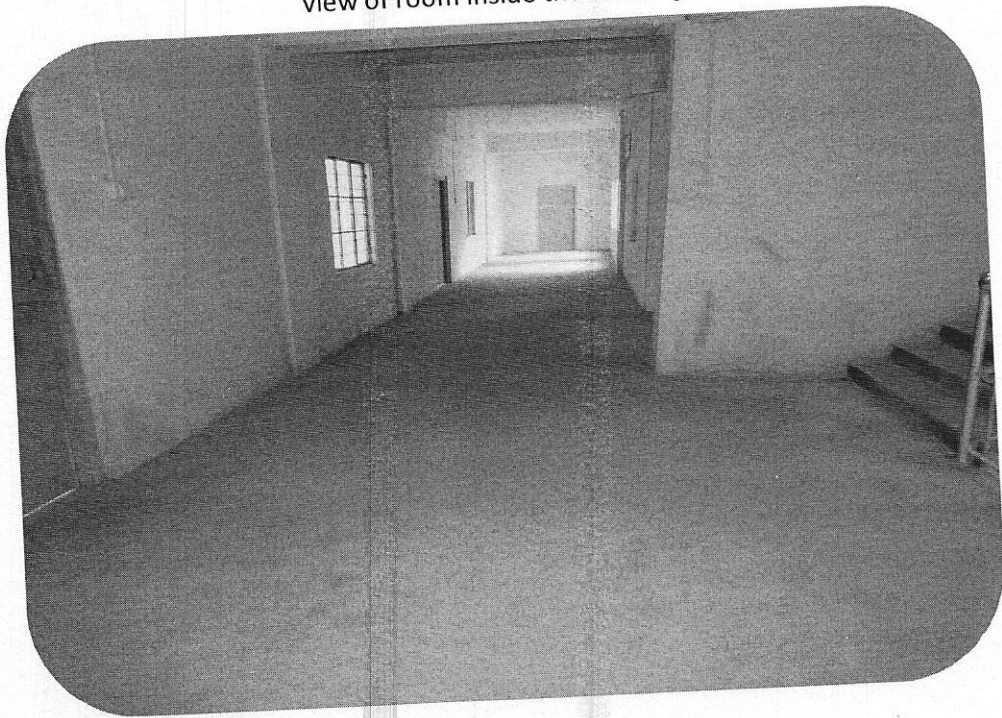


View of IHM building.

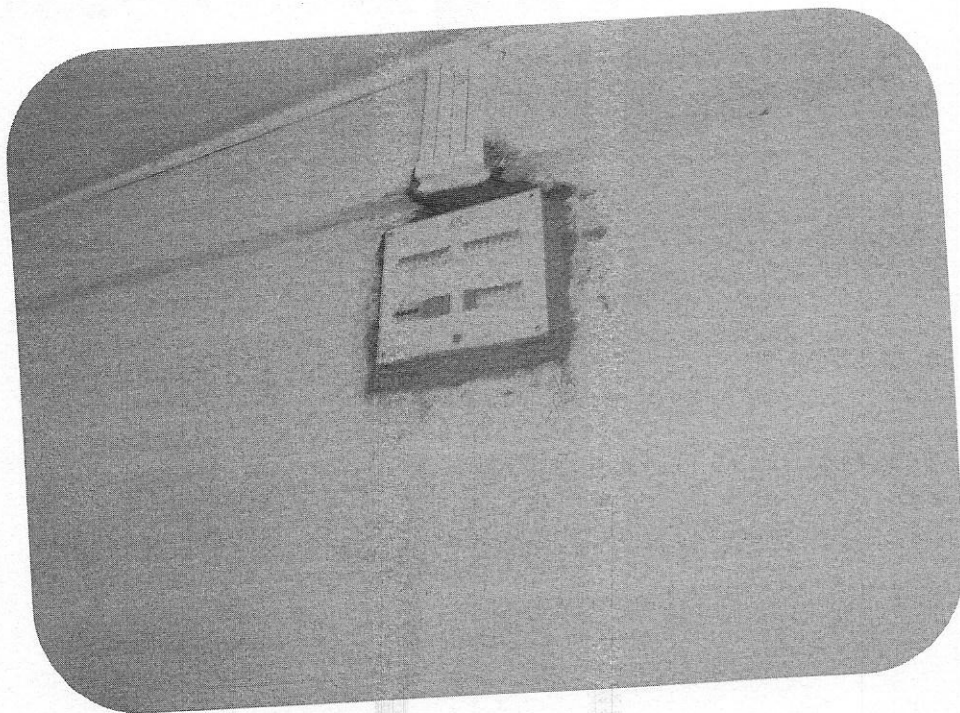




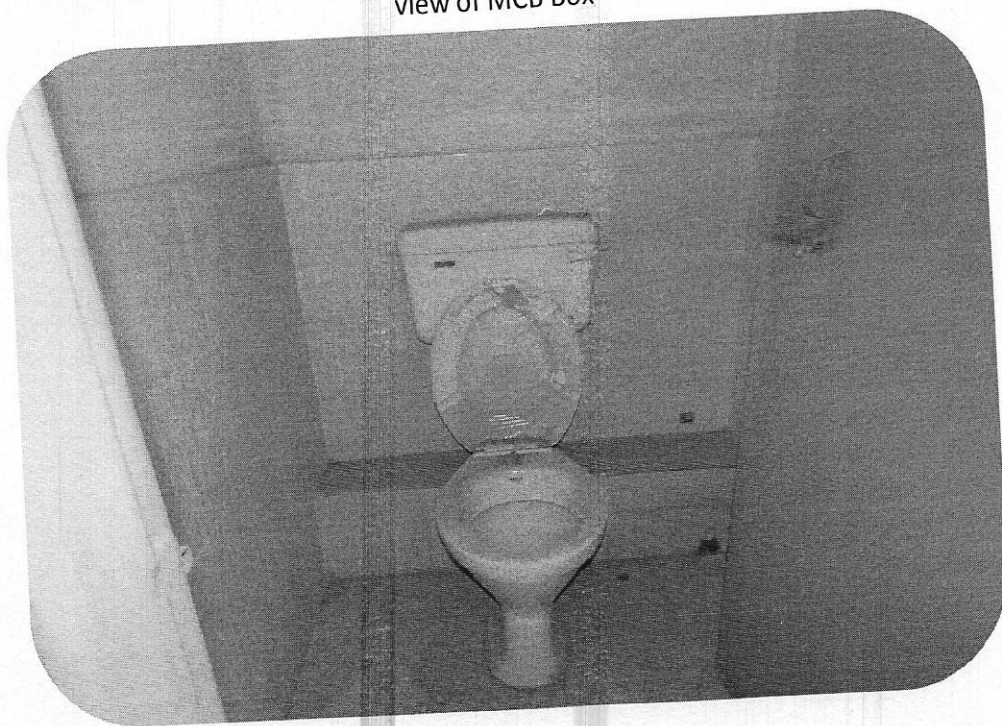
view of room inside the building



View of corridor

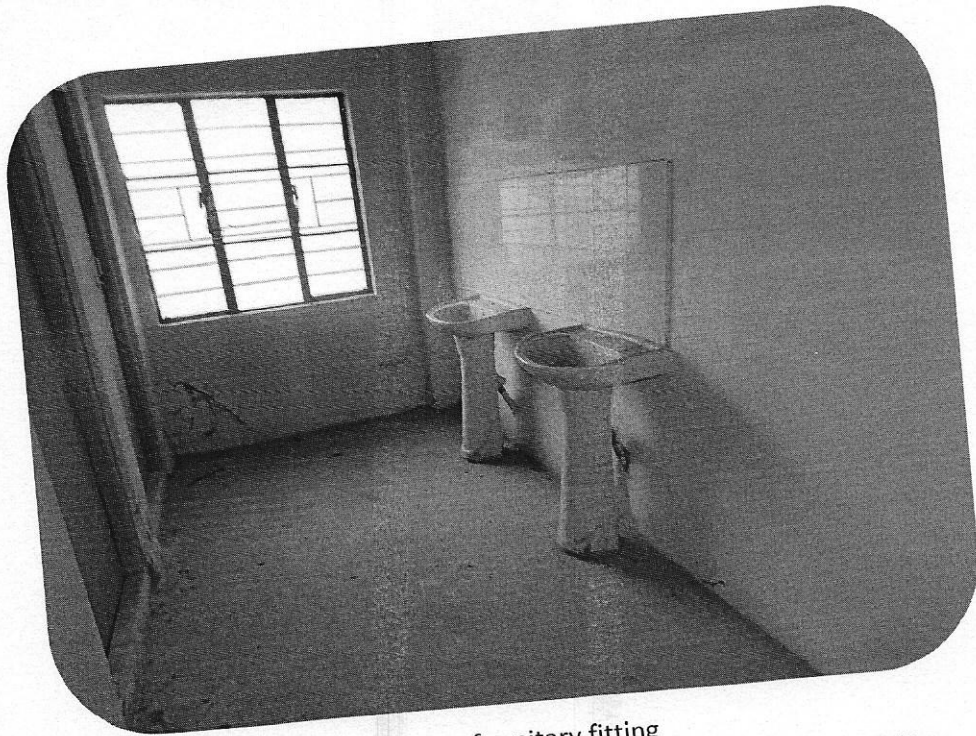


view of MCB Box

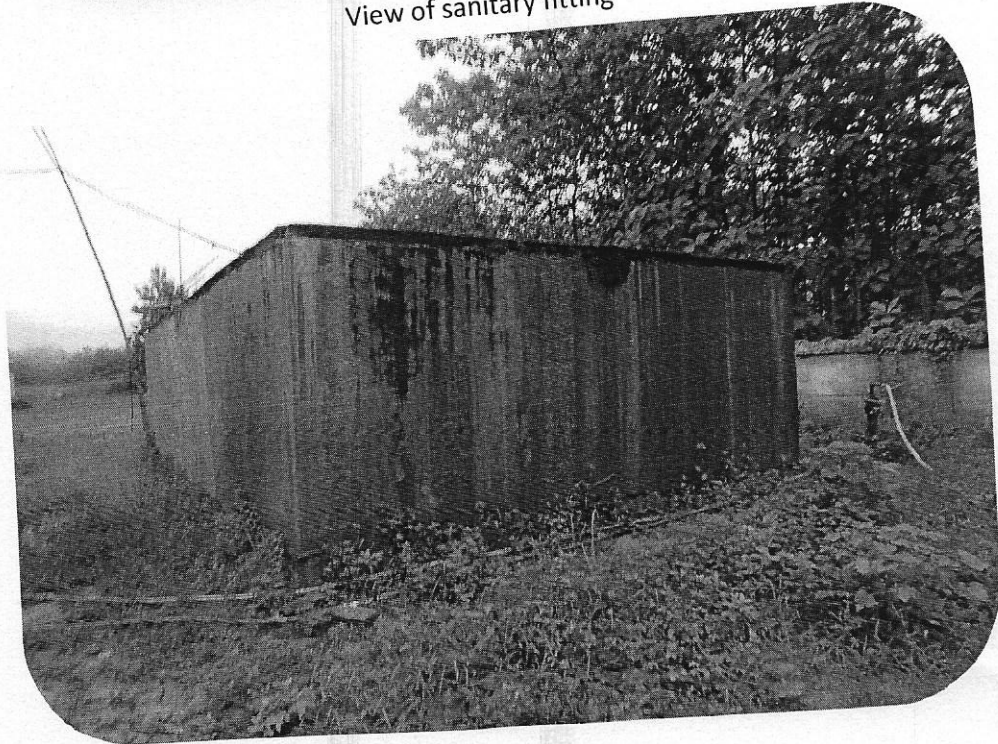


View of Sanitary fitting

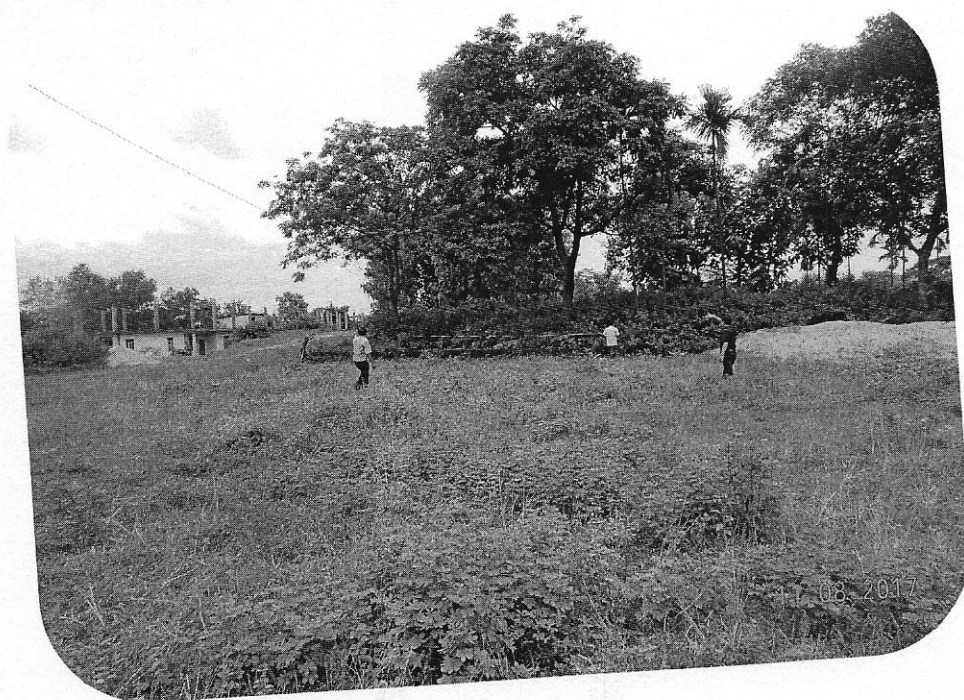




View of sanitary fitting



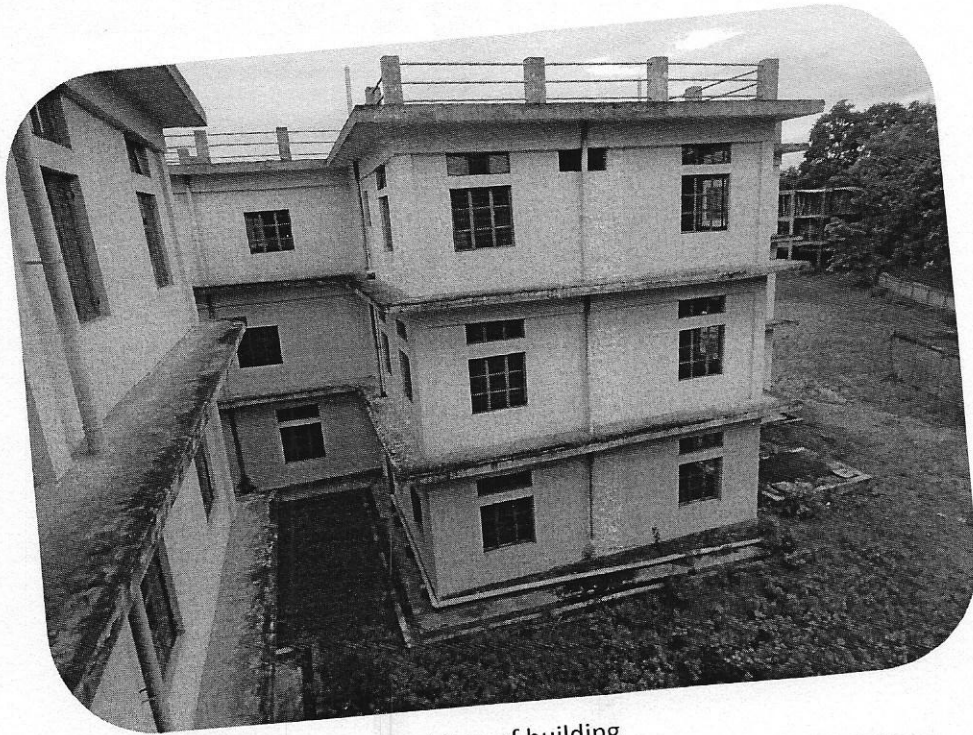
View of Underground water tank



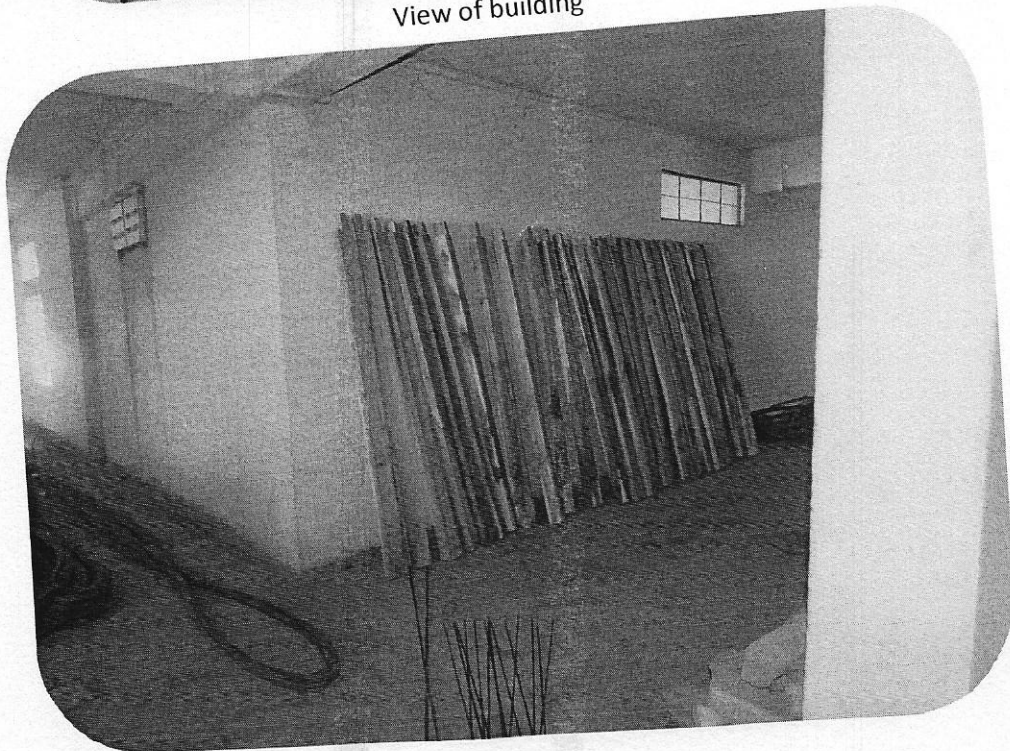
View of the parking area







View of building



View of materials for construction.