

# Pemagatshel Dzong Construction Project



## **Pemagatshel Dzong Construction Project**

**Division for Conservation of Heritage Sites**

**Department of Culture**

**Ministry of Home and Cultural Affairs.**

# Pemagatshel Dzong Construction Project

**Location:** Denchi, Pemagatshel.

**Main Objectives of the Project:**

To construct a new Dzong for Pemagatshel Dzongkhag.

**Main activities of the Project:**

1. Preparation of Design and Drawings(Architectural & Structural)
2. Preparation of BoQ and Estimates
3. Construction of the Dzong including furnishing and fixtures.
4. Landscaping and Site Developments

**Funding Agency:**

Government of India.

**Total allocated budget in 11<sup>th</sup> FYP(July 2014-June 2018)**

Nu. 530 Million

**Executive Agency of the Project:**

The Ministry of Home and Cultural Affairs is the main executing agency of the Project. Under the chairmanship of the Secretary of the Ministry of Home and Cultural Affairs, Pemagatshel Dzong Construction Project Steering Committee is responsible for discharging administrative, technical, financial and organizational duties of the project.

**The members of the project steering committee are:**

1. Secretary, Ministry of Home and Cultural Affairs
2. Dzongdag, Pemagatshel Dzongkhag
3. Lam Neten, Pemagatshel Rabdey
4. Director General, Department of Culture
5. Head, PPD / AFD, MoHCA
6. Representative, GNHC
7. Representative, Ministry of Finance
8. Representative, Dept. of Forest & Park Services
9. Representative, NRDCL
10. Head, DCHS, Dept. of Culture
11. Project Manager (Pemagatshel Dzong Construction Project)

**Implementing agency of the project:**

Division for Conservation of Heritage Sites under the Department of Culture, Ministry of Home and Cultural Affairs is the main agency responsible for the implementation of the project.

# Pemagatshel Dzong Construction Project

## Profile of the team:

### 1. Management team.



Designation: Project Manager  
Name: Lhaten Dorji  
Age: 52  
Past Experiences:  
Gasa Dzongkhag DE, 4 yrs  
Tsirang Dzong Const, 7 yrs  
Paro Dzong Conservation, 5yrs



Designation: Accounts Officer  
Name: Karma Dorji  
Age: 47  
Past Experiences:  
RBPC, Paro-9 yrs  
RBPC, Khaling-7 yrs  
PDCP, 4 yrs



Designation: Store in charge  
Name: Tenzin Dorji  
Age: 42  
Past Experiences:  
P/gatshel Dzongkhag, 8yrs  
Chukha Dzongkhag, 2 yrs  
Chukha Dzong project, 6 yrs  
PDCP, 4 yrs



Designation: Engineer  
Name: Tshering Cheki  
Age: 23  
Past Experiences:  
Pema Jungney const pvt ltd, 1 yr  
PDCP, recently joined



Designation: Junior Engineer  
Name: Damcho Penjore  
Age: 23  
Past Experiences:  
Cheney Const pvt ltd, 1 yr  
PDCP, 5 months



Designation: Project Architect  
(2012-2015)  
Name: Pema  
Age: 33  
Past Experiences:  
Division for Conservation of  
Heritage Sites, DoC – 9 yrs



Designation: Electrical Engineer  
Name: Tenzin Namgyel  
Age: 24  
Past Experiences:  
Division for Conservation of  
Heritage Sites, DoC – 2 yrs



Designation: Project Architect  
(2015-)  
Name: Jamyang Singye Namgyel  
Age: 27  
Past Experiences:  
Division for Conservation of  
Heritage Sites, DoC – 3 yrs

### 2. Craftsmen.



Designation: Zowpoen  
Name: Sukhman Subba  
Age: 42  
Past Experiences:  
Punakha Dzong Renovation, 13yrs  
Chukha Dzong Construction, 6yrs  
Jigme Choeling Dratshang const, 3 yrs  
PDCP, 4 yrs



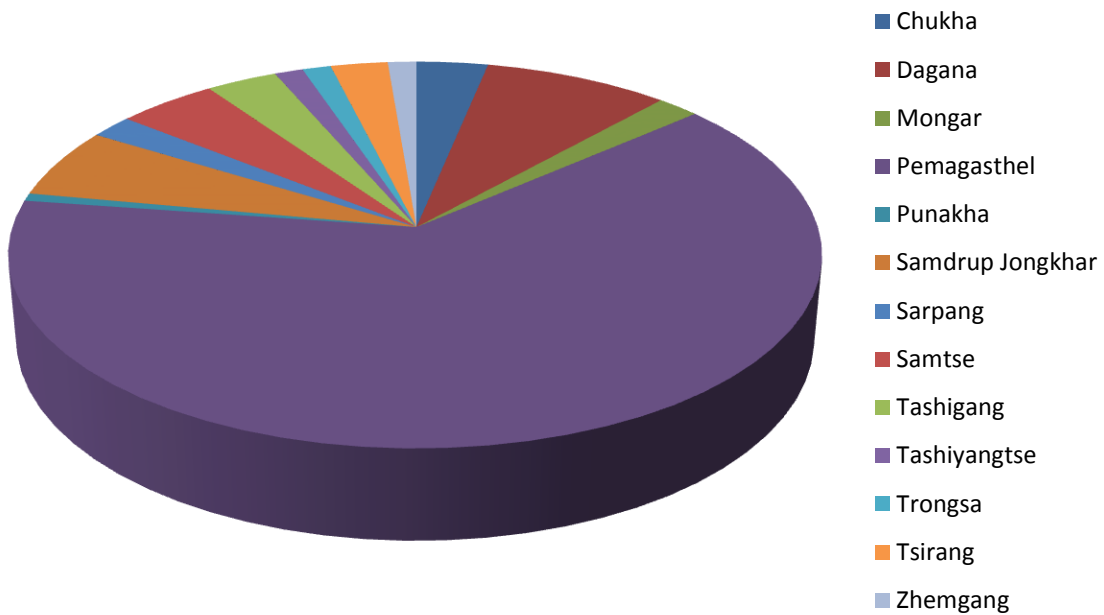
Designation: Dozo Lopen  
Name: Leki Tshering  
Age: 36  
Past Experiences:  
Chukha Dzong Construction, 6yrs  
Haa Dzong Renovation, 1 yr  
PDCP, 4 yrs

# Pemagatshel Dzong Construction Project

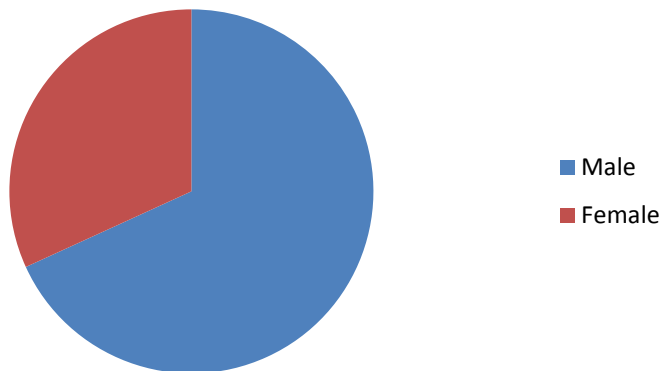
### 3. Workers

Site supervisor: 2  
Zowpoen: 1  
Dozo Lopen: 2  
Thrikhadar: 2  
Electrician: 2  
Night Guard: 1  
Day Duty: 1  
Indian Labour: 41  
Bhutanese Labour: 114  
Total labour strength: **166**

#### Dzongkhag wise labour count:



#### Male and Female ratio:



# Pemagatshel Dzong Construction Project

## 1. Physical Progress:

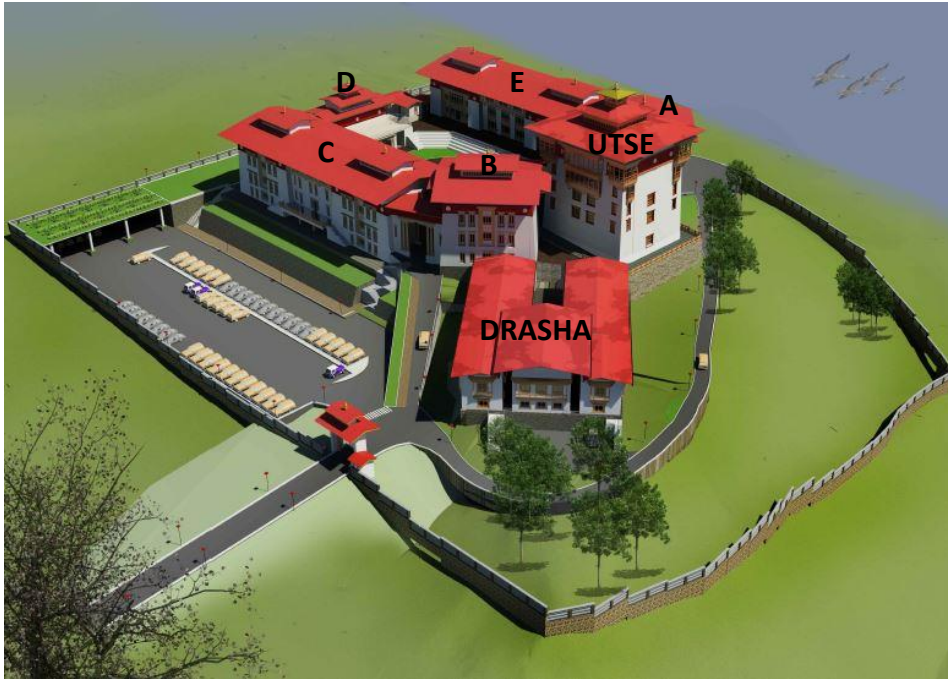


Figure 1: Proposed 3d view of the new Pemagatshel Dzong with labeling of different blocks.

The works on the two largest administrative blocks of the Dzong (Blocks C and E) are almost complete with the finishing works like the flooring and false ceiling expected to be complete by the end of May, 2017. The works on the main entrance foyer (Gorago-block D) is also expected to be complete by May of 2017.



Figure 2: View of Administrative block C.

## Pemagatshel Dzong Construction Project



Figure 3: View of the Entrance Foyer, block D.



Figure 4: view of the Dzong showing blocks C,D and E.

The works on the Utse and two more administrative blocks (blocks A and B) are scheduled to commence from February, 2017. Currently, only the foundation excavation has been done.

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Figure 5: view showing the location of the Utse.

## Financial Progress.

As of January, 2017 almost 53.5% of the Physical works has been achieved. Out of the Nu. 530 million budget, Nu. 277.739 million has been spent which accounts to about 52.4% of the total estimated budget.

## Important points to be highlighted:

The new Pemagatshel Dzong was expected to be complete by June, 2018. However, the progress of the project was hugely affected due to the change in the design of the Dzong. Initially, the Dzong didn't have a utse and accommodated only 10 monks of the rabdey since the present Pemagatshel Dzong would be used wholly for the rabdey after the completion of the project. In keeping with the dual function of a Dzong, the initial design had a Lhakhang and drasha for 10 monks. However, it was later decided by the steering committee that the Dzong has to have a utse and accommodation for 20 more monks. The change in the design of the Dzong has escalated the project cost and also the change in the design has deferred the progress of the project till date. The changed design of the Dzong was completed by the end of 2015.



Figure 6: Initial design of the Dzong.



Figure 7: Final proposed Dzong.