



GOVERNMENT OF SINDH
PLANNING & DEVELOPMENT DEPARTMENT
MONITORING & EVALUATION CELL



To,

The Secretary to the Government of Sindh,
Minorities Affairs Department,
Karachi.

SUBJECT: FIELD MONITORING VISIT REPORT.

I am directed to enclose here with a copy of the field monitoring visit report of the **ADP Scheme No # 2359 (2025-26)/UID # MADMT-PP-23-0004 "Provision of Additional Facilities at Shri Paramhans Advait Mat Mandir, Clifton Karachi (Revised on 21.05.25)" District Karachi South** for your kind perusal. The visit was carried out on **10.02.2026**, by the field monitoring team of MEC Regional Office Karachi.

The attached monitoring report indicates that the status of said visited scheme / unit remains **SATISFACTORY**. However, the detailed observations to be addressed and recommendations are reflected in the report for the correctional actions. It is requested that the same may kindly be perused, and necessary actions on the observations/recommendations may kindly be taken on a priority basis.

Moreover, it is mandatory upon the EA to correct the shortcomings reflected in the report, complete the remaining scope of work strictly as per approvals and within implementation timelines and maintain all relevant documents in order, duly signed for the purpose of efficient execution, transparency and sustainability.




ASSISTANT DIRECTOR
(COMMUNICATION)

No. KAR-75/SMEO/(MEC)P&D/17/2026(CI)/13795

Date: 30th March, 2026.

Copy for Information to: -

1. The Principal Secretary to Chief Minister Sindh, Karachi.
2. The Chairman, Planning & Development Board, Govt. of Sindh, Karachi.
3. The Secretary to Government of Sindh, Finance Department, Karachi.
4. The Additional Secretary (Dev.), Finance Department, Government of Sindh, Karachi. Request for implementation of P&D policy vide letter No. DIR(M)/P&D/MEC/COMP/2025-26/540 Dt. 23-10-2025.
5. The Chief (SC&T), Planning & Dev. Department, GoS. Karachi.
6. The Executive Engineer, Minorities Affairs Department Govt. of Sindh, Karachi.
7. The Regional Director (MEC), P&D Department, Govt. of Sindh, Karachi.
8. PS to DG (MEC), P&D Department, Govt. of Sindh, Karachi.
9. Master file.

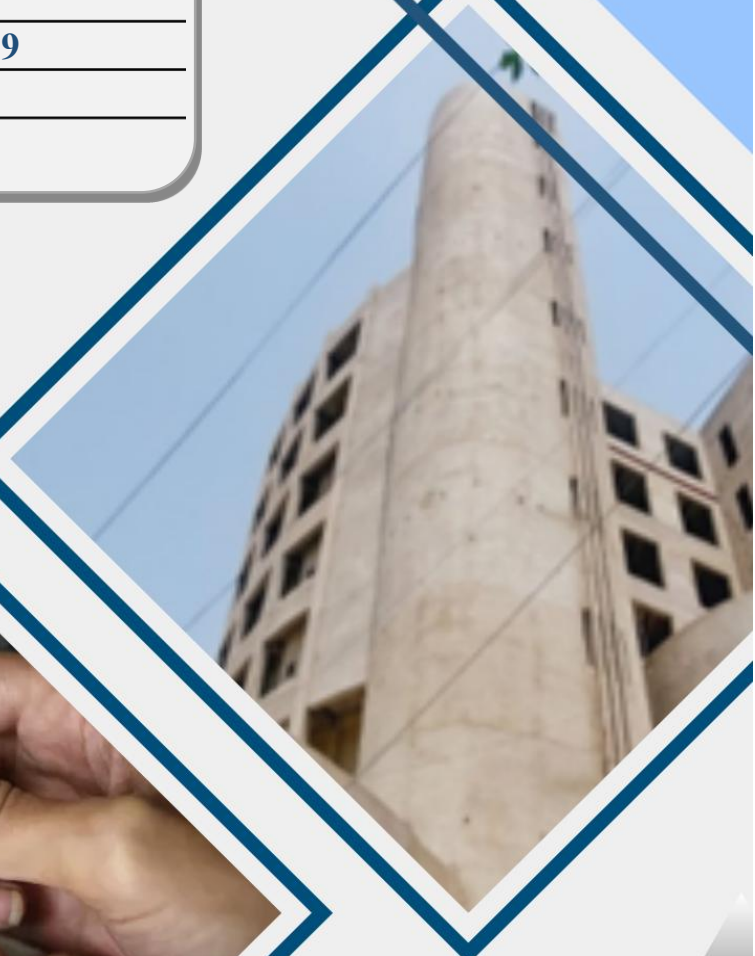


REGULAR MONITORING REPORT (RMR)

MEC Region	:	KARACHI
ADP #	:	2359 of 2025-26
Estimated Cost	:	118.419 Million
Sub Sector	:	Minorities Affairs Department/Buildings
Admin Department	:	Minorities Affairs Department
Executing Agency	:	Executive Engineer, Minorities Affairs Department

PROGRESS ASSESSMENT

Physical Progress %	:	100%
Financial Progress %	:	92%
Earned Value	:	118.419
SPI	:	1.0
CPI	:	1.08



Approved & Published


REGULAR MONITORING REPORT (RMR)

SOCIAL SECTOR

Sub-Sector :Minorities Department/

Type of Scheme: (Independent)

PART - A: PROJECT PROFILE

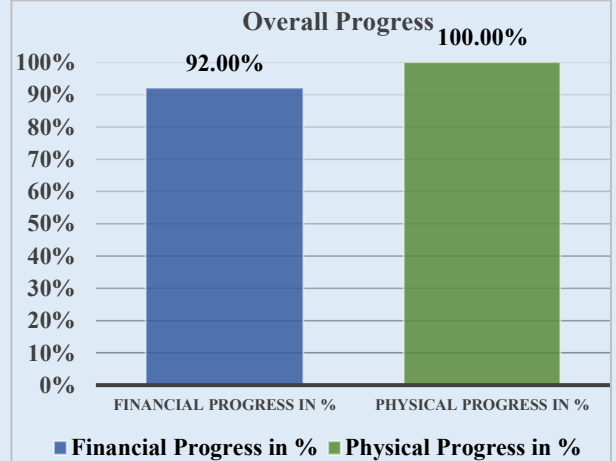
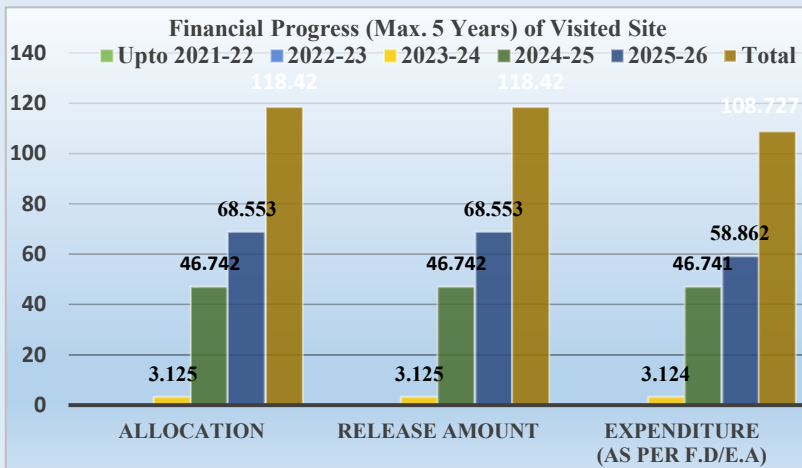
1. Scheme / Unit Information						
a.	ADP / UID No.	ADP# 2359 of 2025-26 UID-MADMT-PP-23-0004				
b.	Name of the Project / QRC	PROVISION OF ADDITIONAL FACILITIES AT SHRI PARAMHANS ADVAIT MAT MANDIR, CLIFTON, KARACHI.				
c.	Project aligned with SDGs	SDG#9				
d.	Visit Location of the Project	UC/Town	Clifton Cantonment	District	Karachi South	
e.	GPS Location Coordinates	Lat (N):	24.810542	Long (E):	67.186953	
f.	Administrative Department	Minorities Affairs Department, Government of Sindh				
g.	Executing Agency	Executive Engineer, Minorities Affairs Department, Government of Sindh				
h.	Consultant / Design Engineer	N/A				
i.	Contractor (s)	M/S Chase Construction Company				
j.	Date of A.A. Issued	25-03-2024	Completion Month/Year as per PC-I	2024-25		
k.	Revision of PC-I Status	Revised	Date of Revision (if any)	26-08-2025		
l.	Project Objectives (as per PC-I)	To finalize the construction and enhance the facilities of the Shri Paramhans Advait Mat Mandir in Clifton Karachi including beautification of compound wall, application of inner and outer colors to the main building and installation of features like MDF Fall Ceiling, Stair Railings and Aluminum Casted Metal Screen.				
m.	Project Scope (as per PC-I)	The project scope includes beautification of compound wall, application of inner and outer colors to the main building and installation of features like MDF Fall Ceiling, Stair Railings, Aluminum Casted Metal Screen, UPVc Doors & Windows, Allocco Bond, Ziyarat White marble @ Roof, Inlay Marble Design, Electrical Wirings, Copper Piping and Air Conditioners.				

2. Monitoring Visit History						
a.	Last Visit Date (if any)	N/A		Last Visit's Assessment Status	N/A	
b.	Planned Visit Date	10-02-2026		Current Visit Date	09-02-2026	
c.	Reason for Delay (if any)	There is no delay; the project is within the stipulated time.				
d.	A.D/E.A Officer(s) on Site	Name	Mr. Sanjay Raja Mr. Asif Seehar	Designation	Executive Engineer AEN (Electrical)	
e.	MEC Team During the Visit	Name	Bilal Ahmed	Designation	MEO	

3. Financial Progress (FP). (Amounts in PKR, million)							
a.	Funding Agency Share (%)	GoS Share	100%	GoP Share		FPA Share	

b.	Approved Cost of the Project (M)	Capital	49.867 M	Revenue	Nil	Total	49.867 M
c.	Revised Cost of the Project (if any)	Capital	67.603 M	Revenue	39.806+11.07 M	Total	118.419 M
d.	Unit Cost of the Project (if applicable)	Capital	118.419 M	Revenue	Nil	Total	118.419 M
e.	Financial Progress (Up to 5 Years) of Scheme	Up to 2021-22	2022-23	2023-24	2024 -25	2025 -26	TOTAL
	i. Allocation	N/A	N/A	3.125	46.742	68.553	118.42
	ii. Releases (as per F.D. Data)	N/A	N/A	3.125	46.742	68.553	118.42
	iii. Expenditure (as per F.D/E.A Data)	N/A	N/A	3.124	46.741	58.862	108.727
f.	Overall Financial Progress in %	92%		FP variance vs PP		+8%	

4. Financial/Physical Progress Graph.(Amounts in PKR, million)



PART - B: PROJECT ANALYSIS

1. Physical Progress/Component-wise breakdown - (CAPITAL)

	Major Unit/Components	Quantity as Per PC-I	Quantity as Per T.S	Total Cost	Payment as per MB	PP (%)	FP (%)	Variance Between PP & FP
a.	Beautification of Compound Wall	4.764 M	4.764 M	4.764 M	4.764 M	100%	100%	0
b.	Matt Finish	7.851 M	7.851 M	7.851 M	7.851 M	100%	100%	0
c.	Weather Coat	0.924 M	0.924 M	0.924 M	0.924 M	100%	100%	0
d.	French Polish	0.632 M	0.632 M	0.632 M	0.632 M	100%	100%	0
e.	Beautification of Hall	21.500 M	21.500 M	21.500 M	21.500 M	100%	100%	0
f.	UPVc Doors & Windows	3.431 M	3.431 M	3.431 M	3.431 M	100%	100%	0
g.	Main Steel Gate	0.255 M	0.255 M	0.255 M	0.255 M	100%	100%	0

							%	
h.	Kitchen Cabinets	1.909 M	1.909 M	1.909 M	1.909 M	100%	100%	0
i.	Door Accessories	0.891 M	0.891 M	0.891 M	0.891 M	100%	100%	0
j.	Aluminium Curtain Wall	7.915 M	7.915 M	7.915 M	7.915 M	100%	100%	0
k.	Bidding Patti	0.869 M	0.869 M	0.869 M	0.869 M	100%	100%	0
l.	Alucco Bond	5.641 M	5.641 M	5.641 M	Nil	100%	-	100%
m.	Fibre Wall Panels	0.092 M	0.092 M	0.092 M	0.092 M	100%	100%	0
n.	Thermopole False Ceiling	0.033 M	0.033 M	0.033 M	0.033 M	100%	100%	0
o.	Ziyarat White Marble	4.017 M	4.017 M	4.017 M	4.017 M	100%	100%	0
p.	Inlay Marble Design	4.800 M	4.800 M	4.800 M	4.800 M	100%	100%	0
q.	Lamination Board Wardrobes	2.079 M	2.079 M	2.079 M	2.079 M	100%	100%	0
TOTAL		67.603 M	67.603 M	67.603 M	61.962 M	100%	92%	8%

2. Physical Progress/Component-wise breakdown - (REVENUE)									
	Major Unit/Components	Mearing Unit Quantity as per PC-I	Physical Progress	Expenditure	Total Cost	PP (%)	FP (%)	Variance Between PP & FP	Remarks
a.	Electrical Items	11.602 M	100%	11.602 M	11.602 M	100%	100%	0	
b.	Air Conditioners	17.165 M	100%	17.165 M	17.165 M	100%	100%	0	
c.	Copper Pipping	11.039 M	100%	11.039 M	11.039 M	100%	100%	0	
TOTAL		39.806 M	100%	39.806 M	39.806 M	100%	100%	0	

PART - C: QUALITY MANAGEMENT

Note: Addition of other relevant checks/tests may be included by initiating MEO in the following tables as per the type of structure/scheme.

1. General Check						
Domain	Activity / Material	Name of the Test	Readings Actual at Site (YES/NO)	Found in # of Places	Standard	Remarks (+ / -)
Buildings / Roads / Bridges / Underpasses / Irrigation Banks	Observed Defects	Honey Combing	No		IS	
		Visible Cracks	No		IS	
		Misalignment	No		IS	
		Salinity	No		IS	
		Seepage	No		IS	

		Uneven Plaster	No		IS	
		Uneven Tiling	No		IS	
		Tor Steel used	No		IS	
		Termite Found	No		IS	
		Low Quality Paint	No		IS	
		Dumped Rusted Steel	No	Quantity in Tons	IS	

PART - D: DOCUMENTS

1. Project Approval Documents (PROVIDED BY E/A)

Item #	Items	Availability (Yes/No)	Observation
a.	PC-I / PC-II (If framed)	Yes	
b.	Administrative Approval (AA)	Yes	
c.	Bid Evaluation Report (BER)	Yes	
d.	Work Order Issued to contractor(s)	Yes	
e.	Technical Sanction (TS)	Yes	
f.	Construction / Architecture Drawings	N/A	
g.	SEPA EIA/EA/NOC	N/A	
h.	Any Other Document ()		

2. Project Implementation Documents (PROVIDED BY E/A)

Item #	Items	Check (Yes/No)	Observation
a.	Implementation Schedule / Annual Work Plan (As per RBM)	Yes	
b.	Measurement Book (MB)	Yes	
c.	Soil investigation report	N/A	
d.	HSE Audit (whether activities have been carried out through HSE audit or not)		

PART - E: MONITORING ANALYSIS/ASSESSMENTS

1. Earned Value Analysis

S#	Items	Result	Remarks
a.	Planned Value or BCWS	118.419	Budgeted Cost of Work Scheduled
b.	Earned Value or BCWP	118.419	Budgeted Cost of Work Performed



c.	Actual Cost of Work Performed (ACWP)	108.727	Current Financial Progress
d.	Schedule Performance Index (SPI)	1.0	<p>SPI = 1.0: The project is exactly on schedule.</p> <p>SPI > 1.0: The project is ahead of schedule, completing more work than planned.</p> <p>SPI < 1.0: The project is behind schedule, completing less work than planned.</p>
e.	Cost Performance Index (CPI)	1.08	<p>CPI > 1.0: The project is under budget and performing efficiently.</p> <p>CPI = 1.0: The project is exactly on budget.</p> <p>CPI < 1.0: The project is over budget, spending more than planned.</p>

2. Field Officers Analysis	
a.	MONITORING & EVALUATION OFFICER (MEO)
	<u>OBSERVATIONS</u>
i. Physical	<ol style="list-style-type: none"> The field visit was conducted by the MEC Team Karachi, accompanied by the XEN and AEN of the Minorities Affairs Department, to verify and assess the quality of work executed at the site. The Executing Agency (EA) briefed the MEC team regarding the scope of the scheme, which primarily included the repair and renovation of the entire building. The works comprised the basement hall designated for religious gatherings; two lavatory blocks (male and female) and a kitchen; the ground floor consisting of the main prayer hall, entrance lobby, and two rooms for the Sant and Guru; and on the first floor, eight rooms with attached lavatories, one kitchen, and a meeting hall. The scope also included the compound wall and associated electrical works <p style="text-align: center;"><u>Main building.</u></p> During the visit it was observed that repair and renovation work was completed, MEC team witnessed that Marble flooring in the specified pattern has been installed at the ground floor entrance, including the fixation of Ziarat Grey White marble on the roof top, while lamination flooring has been provided in designated areas as required. Additionally, glazed tile flooring was fixed in the basement, Painting works have been carried out in the mandir, including surface preparation and application of dry wall texture where specified. The internal surfaces have been finished with three coats of matt finish paint to achieve a uniform and smooth appearance. Furthermore, three coats of weather-resistant coating have been applied to the external surfaces to ensure durability and protection against environmental conditions. The works executed include the installation of board false ceilings along with gypsum board ceilings, MDF wall cladding, decorative cladding sheets, wall paneling, and wallpaper finishes. Additionally, red Marandi wood beading (bidding patti) has been fixed as part of the interior finishing works. These works were carried out in the basement as well as in the (G+1) floors and exterior. The works include the installation of oak wood doors with polished finish, aluminum windows, and UPVC doors and windows, duly fixed and finished as specified. In addition, special heavy-duty steel door has been installed at the entrance of the main building. A UPVC general lavatory facility, intended to accommodate special gatherings and ceremonies, has been installed within the mandir premises. During the visit, it was observed that three distribution boxes (DBs) had been installed along with power factor improvement (PFI) equipment and proper wiring. During the visit, the EA briefed the MEC team regarding the provision of air

		conditioning units, including seventeen 4-ton floor-mounted units, one 2-ton unit, and eighteen 1.5-ton split air conditioners, as per the specified requirements. 10. The compound wall construction has been completed, including plastering, application of weather coat, and ceiling work for overall enhancement and aesthetic improvement.	
	ii. Financial	<ul style="list-style-type: none"> The overall physical progress was found to be in accordance with the financial progress, and no discrepancies were observed 	
	iii. Earned Value Analysis	<ul style="list-style-type: none"> The Schedule Performance Index (SPI) of 1.0 and Cost Performance Index (CPI) of 1.08 indicate that the project is within budget. 	
	iv. PC-I / T.S Compliance	<ul style="list-style-type: none"> The scheme was implemented as per the scope and specifications approved in the PC-I and Technical Sanction. 	
	v. Institutional Support / Project Management	<ul style="list-style-type: none"> N/A 	
	vi. Good practices	<ul style="list-style-type: none"> N/A 	
	vii. Specific	Reflected at PART - F along with Site Pictures	
	<u>RECOMMENDATIONS</u> (to mitigate the above observations/risks)		
	<ul style="list-style-type: none"> EA should hand completed the handing taking over process and send the certificate to MEC. 		
b.	REGIONAL DIRECTOR		
	i. Observations	<ul style="list-style-type: none"> a) Renovation works including marble flooring, tiles, laminated flooring, ceilings, wall cladding, paneling, doors, windows, painting, and electrical installations were found completed. b) Overall physical progress was found in accordance with the financial progress and no discrepancies were observed. 	
	ii. Recommendations	<ul style="list-style-type: none"> a) The scheme may be formally handed over to the concerned department for operational use and proper maintenance. b) The Executing Agency should ensure regular maintenance of electrical, AC, and other installed facilities. c) Periodic inspections may be carried out to ensure sustainability and proper utilization of the facility. 	
c.	Senior Director Monitoring		
	i. Desk Review Points	<ul style="list-style-type: none"> a) The desk review reveals that while the scheme has reportedly achieved 100% physical completion with substantial improvement in infrastructure and facilities, the report contains critical inconsistencies in financial reconciliation and component-wise execution. b) Notably, certain items such as Alucco Bond reflect full physical completion without corresponding financial expenditure, thereby contradicting the stated alignment of physical and financial progress. c) The Earned Value Analysis appears mathematically consistent; however, it is based on questionable input assumptions, undermining its reliability. d) Furthermore, absence of HSE audit, lack of QA/QC documentation, and unrealistic reporting of zero defects indicate superficial inspection practices. 	
	ii. Recommendations	RDs assessment is endorsed.	
d.	FINAL ASSESSMENT OF THE PROJECT / SCHEME / UNIT		
	MEO	RD	SDM
	Satisfactory	Satisfactory	Satisfactory

PART - F: PICTORIAL OBSERVATIONS

Note: MEO to add only relevant pictures / corroborating major project deficiencies / deviation, etc, and performance indicators/achievements

S#	Specific Observations	Pictures
1.	Main building of mandir	 <p>MEC <small>MEC MANDIR ENGINEERING CONSULTANTS PVT. LTD.</small> Facilities At Mandir Clifton ADP # 2639 09.02.2026 12:19</p>
2.	Front side and main entrance of mandir	 <p>MEC <small>MEC MANDIR ENGINEERING CONSULTANTS PVT. LTD.</small> Facilities At Mandir Clifton ADP # 2639 09.02.2026 13:11</p> <p>MEC <small>MEC MANDIR ENGINEERING CONSULTANTS PVT. LTD.</small> Facilities At Mandir Clifton ADP # 2639 09.02.2026 13:11</p>

3.	Basement of mandir	  <p>Facilities At Mandir Clifton ADP#2359 09.02.2026 12:28</p>	  <p>Facilities At Mandir Clifton ADP#2359 09.02.2026 12:28</p>
4.	Standing and wall mounted air conditioners fixed	  <p>Facilities At Mandir Clifton ADP#2359 09.02.2026 12:28</p>	  <p>Facilities At Mandir Clifton ADP#2359 09.02.2026 12:28</p>
5.	Kitchen and lavatory block at basement	  <p>Facilities At Mandir Clifton ADP#2359 09.02.2026 12:29</p>	  <p>Facilities At Mandir Clifton ADP#2359 09.02.2026 12:29</p>

Ground floor main prayer Hall



Reception room and specified pattern marble flooring at entrance.



Glazed tile flooring and marble flooring.



Rooms for Sant and Guru at ground floor



Rooms of first floor and meeting hall



Marble flooring work was done on the roof top



Interior side of compound wall



Facilities Al Mandir Clifton
ADP#2356
09.02.2026 13:05

Approved & Published