

0.5 INTRODUCTION TO THE ORGANIZATION

Karnataka State Police Housing Corporation Limited (KSPH&IDCL) is a fully owned undertaking of the State Government of Karnataka, headquartered in Bangalore, India. Set up in 1985, the Company was mandated to build residential and non-residential buildings for the Police, Fire and other auxiliary services in the State. Project costs and the administrative expenses were being met by the Government and the Company had no income generating activity of its own. In the year 2006-07, KSPH&IDCL has undergone a transformation. The process of transformation began in 2001 and has taken six years to complete. Following figures indicate the path traversed by the Company before, during and after the transformation.

Period	Aggregate value of works
During 16 years from 1985 to 2001	INR 1184.22 Million (INR 74.01 M / year)
During six years from 2001 to 2007	INR 5250.14 Million (INR 875.02 M / year)
Financial year 2007-08	INR 876.4 Million
Financial year 2008-09	INR 1005.7 Million
Financial year 2009-10	INR 1682.1 Million
Financial year 2010 -11	INR 1602.1 Million
Financial year 2011-12	
Financial year 2012-13	
Financial year 2013-14	

The Transformation

KSPH&IDCL's Web based Project Management System (WBPMS) is one of the transformation initiatives started in 2001, along with computerization of all its activities in a phased manner. The other transformation initiatives include transparency, accountability, stakeholder involvement, Right to Information, professional approach to management, etc. KSPH&IDCL's transformation is a continuous process with an objective to achieve world-class standards in its entire endeavor.

The Result: The web-enabled Project Management System of KSPH&IDCL brings in total transparency in public spending, facilitating stakeholder involvement, team effort and

information sharing. By adopting this tool for better planning, control and executing its projects with decreasing time and cost overruns, KSPH&IDCL has demonstrated that its transformation model can create value and wealth for the Government.

Recognitions galore:

- 1) Golden Peacock 'Special Commendation for Corporate Social Responsibility 2005 (January - 2006)
- 2) Golden Peacock award for 'Eco Innovation for 2006 (June - 2006)
- 3) The Country's First Green Building in the Govt. Sector (inaugurated on 12.09.06) was given the GOLD "Green Building" Certification by the US Green Building Council under the "LEED" rating system.
- 4) Excellence in the fields of Housing and Human Settlements," a citation / certificate and Rs. 2.00 Lakhs cash award from Govt. Of India (October – 2006)
- 5) Golden Peacock Innovation Management award for the year 2006 (January – 2007)

Commitment to environmental protection and prevention of pollution:

KSPH&IDCL firmly believes that adoption of environmental management system in accordance with the international standard ISO 14001:2004 is the best means of achieving recognizable environmental performance. As part of this, KSPH&IDCL has adopted good environmental practices which includes but not limited to:

- 1) Compulsory provision for percolation pits in all quarters for roof top rain harvesting
- 2) Use of locally available Laterite stones masonry instead of conventional B.B.M, wherever feasible
- 3) Compulsory planting of two fruit bearing trees for every quarters
- 4) Use of LED light fittings instead of CFL/Incandescent
- 5) Use of solar lighting in projects, at least in 50% of non-residential building projects
- 6) Use of solar heating in all residential buildings under AHS scheme
- 7) Use of fly ash bricks in projects at Bellary and Raichur districts (subject to client organization's approval)

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Inspired by the LEED (Leadership in Energy and Environmental Design) Gold rating for the IGP's Office Building (Police Bhavan) at Gulbarga, KSPH&IDCL makes every effort to promote the adoption of Green Building concepts with its client organizations.