



GOVERNMENT OF JAMMU & KASHMIR  
**CHIEF MINISTER'S SECRETARIAT**

Physical Verification Report of the project namely

***“Construction of Degree College at Kokernag,  
Anantnag”***



By Joint Director,  
CM's Monitoring Cell

<b>Name of the Project</b>	Construction of Govt Degree College at Kokernag District Anantnag
<b>Source of Funding</b>	PMRP/ State Plan
<b>Executing Agency</b>	JKPCC Ltd
<b>Year of start of Work</b>	April, 2012
<b>Target date of completion</b>	April, 2014
<b>Expected date of completion</b>	June, 2015

The access to higher education is measured in terms of gross enrolment ratio; however it requires a matching expansion in capacity of educational institutions. In order to improve the enrolment ratio especially in backward districts across the state of J&K, the Central/ State Government has approved establishment of various Degree Colleges at different locations under PMRP across the state. Among other locations, a Degree College at Kokernag in District Anantnag was also approved under the said programme.

The establishment of Degree College in the area was felt necessary in view of the ever increasing enrolment of students at the existing Degree Colleges with the increase in population in the district. Accordingly, the work on the project was put to execution in the year 2012.

### **Financial Status**

(` In crore)

Estimated cost	12.93
Approved cost	12.87
Funds released to Project Authority by the Administrative Deptt;	9.73
Funds released to executing agency (ending 05/2014)	4.83
Value of work done as on 05/2014	4.19

### **Physical progress**

The college building is a double storey framed structure (G + 1) having, interalia, the following accommodation;-

<i>a</i>	Lecture Halls (30' x 40' each)	8 Nos
<i>b</i>	Labs (30' x 40' each)	4 Nos
<i>c</i>	Computer lab (30' x 40')	1 No
<i>d</i>	Library	1 No
<i>e</i>	Toilet Blocks	4 Nos

The foundation of the building is RCC raft foundation. The building has been erected over RCC columns of 26 ft height above the ground level.

The ground floor of the building has been completed upto cement plastering work and the work of first floor is underway. The college building consists of three blocks which are interconnected with one another. The superstructure of Right wing has been completed upto lintel level with scaffolding laid for laying of slab for the first floor. The work of Central wing and Left wing has also been taken upto lintel level with brickwork in progress.

Against the target of 2700 rft length of boundary wall, 84% work (2270 rft) has been completed. The work on remaining portion is yet to be taken up.

There are four toilet blocks with four toilet points in each block separately for girls and boys.

So far as the physical progress is concerned, 45% of the work has been completed.

### **Observations/Findings**

The GDC, Kokernag is functioning in Higher Secondary School, Kokernag since its establishment in the year, 2008. The college is presently having an enrolment of 700 plus students. Three prefab huts of the size of 78'x18' each have been erected within the premises of the HSS building, Kokernag which are being used as accommodation for the college. Moreover, 2-3 rooms of the HSS building are also used by the college for its functioning. But the accommodation provided

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appears to be very meagre. Due to non availability of proper infrastructure only Arts stream is being taught in the College. The College is catering 8-9 Higher Secondary Schools of the catchment area.

The scheme is administratively approved and is not fraught with any problem. The completion of the project as per the target date is already overdue by two months. The delay in completion is attributed by the DGM to the limited working season available in the area coupled with chilly long winter weather conditions during the past two years.

The college building is a two storey RCC framed structure constructed over a plinth area of 14814 sft. The ground floor super structure has been completed and the construction work of first floor is in progress. Six lecture halls with a size of 30' X 40' each provisioned in the project can accommodate at least 800 students at a given point in time. The college premises is coming up at an area of 54 kanals of proprietary land.

Two structures of CGI sheets with concrete flooring have been got erected within the college campus through SICOP just at the left side of the entrance of main gate. Reportedly, one shed shall be used as garage for the buses of the college and another for storage of coal etc. The selection of site for construction of these two sheds appears wrong as it has encroached the vital area near the main entrance thereby presenting a shabby look. These two sheds could have been erected somewhere else preferably on right side of the college campus.

A stretch of the boundary wall on right side with a length of approximately 80 ft has not been constructed. It was informed by the DGM that the land owner namely Shri Mohd Ibrahim is causing hindrances in construction of the boundary wall on this stretch as the case of his land compensation is still unsettled. Reportedly, the land owner is claiming for additional/ more compensation than the rates offered to land owner by the authorities. The case is presently subjudice in the court of law. Though the matter has been already brought to the notice of DDC, Anantnag by Principal, DC, Kokernag in May, 2013 but no breakthrough has been achieved upto now in this behalf.

The area is partly low lying but the site identified for construction of Degree College is slightly on the higher contour and requires earth

cutting with external developmental works. Major portion of the land development works have been executed and the work on account of remaining portion is also under progress.

On the basis of the recommendation of the Structural Consultant and soil investigation report, the building has been erected on RCC raft foundation.

The average width of approach road of nearly 1.5 Km leading to college campus is 12ft against the width of 24ft provided earlier. The shrinking of the width of the road is attributed to the illegal encroachment of land on either side by the villagers. Presently this approach road is metalled which needs further development by way of blacktopping besides its restoration to original width of 24ft for free operation of college busses/ vehicles.

Against the approved cost of ` 12.87 crore ( ` 4.90 crore PMRP + ` 7.97 crore State Plan) an amount of ` 9.73 crore stands released to the Project Authority (Principal, GDC, Kokernag) by the Administrative Department. In turn, an amount of ` 4.83 crore has been released by Principal, GDC Kokernag to executing agency (ending May, 2014) and the remaining amount has been kept reportedly in civil deposit. The year-wise position of funding and expenditure incurred by the executing agency is detailed as under:-

(` in Lacs)		
Year	Amount Released by project Authority	Expenditure incurred by Executing agency
2010-11	-	0.50
2011-12	133.00	14.50
2012-13	200.00	110.00
2013-14	150.00	237.00
2014-15	-	57.00
<b>Total</b>	<b>483.00</b>	<b>419.00</b>

Construction material in shape of gravel, sand, cement, steel was found dumped on the construction site. For the purposes of maintaining quality control, it was reported by the DGM that the material used in the construction is being tested regularly at the main testing lab of JKPC which is located at Pampore. He also produced the results of some cement concrete cubes tested at the lab which

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indicated that the cubes had attained the desired strength. The steel procured from SAIL with OPC 43 grade JK Cement is being used in the construction work.

It was reported by the DGM concerned that roofing of the college building shall be provided with plain CGI sheets over steel truss as per the provisions of the cost offer. However, it would have been appropriate if green colour coated CGI sheets are fixed instead of plain CGI sheets to match the lush green surroundings of the area. Providing of colour coated sheets in place of plain CGI sheets is not going to make much difference in the cost estimates.

The executing agency is maintaining good supervision over the execution of the works as it has established its site office within the premises for the purpose. The supervision is routinely carried out by Deputy General Manager, Project Manager and Works Supervisor. One store also exists at the site of construction where cement (JK cement of OPC-43 Grade) has been stored.

Architectural Consultancy for the project is provided by M/S Creations, Srinagar and Structural Consultancy by Structural Consultants, Polo view Srinagar. The college is located at village Bidder on Kokernag-Anantnag road which is approximately 1.5 Km away from main road Kokernag.

On the day of inspection the work on the project was going on at a faster pace which can be substantiated by the fact that sufficient men and machinery was found working on the project in different directions. More than 30 skilled and semi-skilled workers with labourers were seen working on the site.

The quality of different items of the works executed for the scheme was found satisfactory.

### **Suggestions**

- The work of the scheme needs to be taken up in double shifts given the limited working season in the area. The executing agency is already lagging behind the targets and as such should make all possible efforts to see that the project is completed before the start of next academic session (2015) so that the students of the college are not allowed to suffer anymore on account of limited accommodation.

- The Principal, GDC, Kokernag should vigorously pursue the case in the court of law for early settlement of land compensation case of the land owner namely Shri Mohd Ibrahim so that the construction of leftover stretch of 80ft boundary wall length is taken up by the executing agency.
- The District Administration should intervene in the matter of restoring the original width of 24ft of the approach road which has presently shrunk to 12ft as a result of illegal encroachment by the villagers.
- The Administrative Department should also consider releasing of balance amount of ` 3.14 crore so that the executing agency is in a position to further accelerate the work of the scheme.
- The agency should maintain proper and regular supervision as it has been doing, particularly at a time when the finishing works are taken up.
- It should also be ensured by the executing agency that the remaining site/ land development works by way of earth cutting etc are also completed with the completion of the building.

<i>Physical Verification Conducted by :</i>	Altaf Ahmad Zargar, Joint Director Planning, Monitoring Cell, Chief Minister's Secretariat.
<i>Officers of Executing Agency who accompanied the inspecting officer:</i>	DGM, JKPCC Manager, JKPCC
<i>Date of conduct of physical inspection:</i>	21-05-2014



Right, Central and Left wings of the college building



Cement concreting work in progress in one of the class rooms in Ground floor





(Left wing)- Brickwork of first floor in progress



Tin sheds erected on the left side of the proposed entrance of main gate of the College



(Right Wing) - Scaffolding work for laying of slab of first floor underway



Prefab huts erected within the HSS premises wherefrom Degree College is presently functioning.