



GOVERNMENT OF JAMMU & KASHMIR

Chief Minister's Monitoring Cell

www.jkcmmonitoring.nic.in

Physical verification report of the project namely
"CONSTRUCTION OF CONVENTION CENTER AT LEH"
Ladakh



By
Joint Director,
CM's Monitoring Cell.

Name of the Project	Construction of Convention Centre, Leh
Source of Funding	State Plan
Executing Agency	Directorate of Tourism, Kmr
Date of start of Work	June, 2011
Original target date of completion	June, 2013
Expected date of completion	November, 2013 (subject to availability of funds)

To explore the rich cultural/traditional heritage of Ladakh region, the State Government as a part of its tourism development strategy decided to establish a Convention Centre at Ladakh. Ladakh being the travel and trade home to the nature loving population across the world, a need was felt to construct a Convention Centre there which shall cater to the multi activity requirements of the tourists and adventurers like event management, mountaineering, snow sliding, conferences, etc.

The Centre being first of its kind in the region shall be inter-alia used to host events/conferences of state/national and international level pertaining to the subject besides it shall provide all the required facilities to the people involved in the tourism activity under a single roof.

Financial Status

	(Rs. in crore)
Original Project Cost	10.00
Revised Project Cost	14.97
Funds released	4.50
Expenditure ending July, 2012	4.50

Reasons for cost revision:

Providing of Central Heating System with some additions in the basic design.

Physical Progress

The project envisages the construction of 2 storey building with some accommodation in the basement area. The building, inter-alia, will have the following floor wise accommodation: -

- i) Basement: The basement area spread over 6200 sft will have the accommodation for administrative office, documentation centre, etc.
- ii) Ground Floor: This floor shall have the facilities like Reception, Visitors Lounge, VIP lounge, Auditorium, Photo Gallery, etc;
- iii) First Floor: This floor shall have the facilities of Exhibition Area, Auditorium Mezzanine, Two Conference/Banquet Halls, Meeting Rooms, Pantry, etc.

The Convention Centre is being constructed over a plinth area of 23700 sft (excluding basement area of 6200 sft). It will be an RCC framed structure and so far as physical progress is concerned, laying of slab for the ground floor is under progress. A few RCC columns for the first floor have also been erected with some portions in the ground floor covered with cement concrete blocks (brick work).

The overall physical progress is in the range of 35%-40%

Observations/findings and Problem Areas:

The project was initially assigned to R&B Department in the year 2009 but due to the delay at their level, the project execution was entrusted to Directorate of Tourism, Kashmir. It was reported that an amount of Rs. 50.00 lacs was also advanced to the R&B Division concerned for the purpose which amount is still lying with the said division. The Convention Centre is under execution since June 2011 and the target date of completion of project is November 2013 i.e. two working seasons after the start of work. It is being constructed on a piece of state land of about 25 kanals which has been acquired near Hill Toe at a distance of nearly 4 Kms from Leh town.

The papers for accord of Administrative Approval at a revised cost of 14.97 crore have been submitted by the Directorate of Tourism, Kashmir to the Administrative Department in June, 2012. An amount of Rs. 4.50 crore (30%) has been released against the revised cost of 14.97 crore which amount stands utilised in full (including Rs. 50.00 lacs initially advanced to R&B Division). Reportedly a provision of Rs. 1.00 crore has also been kept during the current financial year (2012-13) for facilitating the further execution of the project. During inspection it was found that substantial progress has been achieved in the construction of Convention Centre given the climatic considerations and the limited working season in the region. The agency made a request for keeping an additional provision of Rs. 3.00 crore during the current year beyond the normal allocation of Rs. 1.00 crore.

The project also envisages the earth cutting work which also has been done to a considerable extent. As many as 25000 cums of earthwork has been done on the hill toe to facilitate the construction work. Around 80 workers (35 skilled and 45 labourers) alongwith machinery were seen working on the project on the day of inspection which were working in the different directions and the work on the scheme was found going at a brisk pace.

Structural Consultancy is provided by M/S Structural Consultants Srinagar and Architectural Consultancy by INTACH Srinagar. The Convention Centre will have a capacity of accommodating 260 persons in the main auditorium with additionally 100 persons in the balcony.

The engineering staff produced some cement concreting result sheets before the inspecting officer which showed that the concreting has attained the desired strength. Tar steel has been mostly procured from "SAIL" which has been used in the construction work and certain quantity of "Shakti" and "Jhelum" make Steel has also been used in the construction work which has been procured from SICOP. The agency has been asked to prepare the bar chart for execution of various items of the work involved in the construction of Convention Centre.

The concreting work for laying of slab for the ground floor was in progress on the day of inspection and as such a sample of cement concrete was taken which shall be sent to the lab for chemical analysis. The cement concrete blocks of 6"x6"x12" size are being prepared at the project site and are used in the construction of walls instead of the normal bricks. A sample of the said cement block was taken which shall also be sent to the lab for testing for ascertaining its strength.

It was given to understand by the engineering staff that use of cement concrete blocks against the normal clay bricks has become a normal affair in the construction works in Leh as the normal bricks do not become available like other parts of the state. Cement of ACC brand was found being used in the construction, the testing of which has been properly done at NIT Srinagar before its usage, which practice is hardly being followed by the other executing agencies. Huge quantity of building material in the shape of tar steel, bajri, cement, sand and cement bricks (blocks) were seen lying at the project site. The supervision for the project is being maintained by the AEE, AE and JE concerned of the Engineering Wing of the Directorate of Tourism, Kashmir. The supervisory role of the Junior Engineer who usually remains present at the project site is highly appreciable as he has done a commendable job by way of taking construction of the Convention Centre to a considerable progress within the limited working period.

It was also explained by the engineering staff that the skilled workers and even the labourers are hardly available in Leh for construction works and as such the workers have been hired from outside the region. Under the given circumstances, it can be assessed that the agency is doing a good work towards the project execution particularly factoring in the limited working season of 5-6 months.

The overall quality of works executed was found quite satisfactory.

Suggestions

- a) The Administrative Department should process the case for accord of administrative approval for which papers have been submitted by the Directorate of Tourism, Kashmir in June, 2012 at a revised cost of 14.97 crore.
- b) The Competent Authority should consider the release of additional funds to the extent of Rs. 3.00 crore during the current financial year besides the normal provision of Rs. 1.00 crore for facilitating the further execution of the project. It should also consider provision of sufficient funds during the next financial year (2013-14) in view of the fact that the work on the scheme is going on at a faster pace.
- c) The executing agency should maintain Bar Chart indicating therein the timelines for start and completion of various items of the work involved in the construction of Convention Centre.
- d) The R&B Division to whom an amount of Rs. 50.00 lacs was advanced initially towards construction of Convention Centre should repay the said amount to the executing agency (Directorate of Tourism, Kashmir).

Physical Verification Conducted by :	Altaf Ahmad Zargar Joint Director Planning, Monitoring Cell, Chief Minister's Secretariat.
Officers of Executing Agency who accompanied the inspecting officer:	i) Shri Azmat Ali Dy. Director (Planning), Directorate of Tourism, Kmr. ii) Shri Muzaffer Ahmad Jan, AEE iii) Shri Sheikh Irfan, AE iv) Shri Manzoor Ahmad, JE of Dte. of Tourism, Kmr.
Date of conduct of physical inspection:	27-08-2012



Laying of Slab for ground floor under progress





Men & machinery at work



Brick work under progress



Earth cutting work done near hill toe



Tar steel dumped at project site