



## **GOVERNMENT OF JAMMU & KASHMIR**

**Chief Minister's Monitoring Cell**

**(Physical Verification Report)**

### **“Construction of District Court Complex, Srinagar”**



By Joint Director,  
CM's Monitoring Cell.

## PHYSICAL VERIFICATION REPORT

<b>Name of the Project:</b>	Construction of District Court Complex, Srinagar
<b>Source of Funding:</b>	State Plan/Central Assistance.
<b>Executing Agency:</b>	Project Circle Division 1 <sup>st</sup> , R&B, Kashmir.
<b>Year of start of Work:</b>	Nov, 2005
<b>Target date of completion of the project:</b>	Nov, 2009 (2 years for each Phase I and Phase II)
<b>Expected date of completion:</b>	June, 2012

The District Court Complex, Srinagar presently functioning in the heart of the city at Lal chowk, is always seen full of activities with the common people and other persons related to this profession. The complex is not spacious enough to accommodate the offices and various sections of the judiciary for carrying out its day to day affairs with ease and comfort. Moreover the condition of the various building blocks within the premises of the District Court has also worsened. The government having concern about the insufficient accommodation and the bad condition of the building blocks, decided to construct a new District Court Complex at Mominabad near Bypass road Batamaloo, Srinagar which is a little far away from the busy and over crowded Lal Chowk area.

Accordingly an area of 229 kanals of land was acquired by the Government for construction of the Court complex. However out of this, an area of 29 kanals has been segregated from this chunk of land and earmarked for construction of a Judicial Academy for the High Court and Alternate Dispute Redressal Centre (ADR) for the District Court in the backyard of the premises. The Architectural Consultancy and the Structural

Consultancy for construction of District Court Complex is being provided by M/S Jasbir Sahni & Associates, New Delhi.

It is intended to complete the project in two phases given the size of the construction. The construction cost under phase I is of the order of the ` 54.03 crore while that of phase II is ` 28.00 crore and as such the total project cost works out to ` 82.03 crore. Presently the work under phase I has been put to execution which comprise construction of main court complex, Services building block, Addl. Services building Block, Judicial lock up and Food Court etc.

### **Financial status:**

The project is being funded under State Plan and Central Assistance with no definite and specific funding ratio. The financial progress ending May, 2011 is detailed as under:-

	(` in crore)
Original Cost	82.03
Funds released up to May, 2011	45.74 (` 39.00 cr. SS+ ` 6.74 cr. CA)
Expenditure as on 31/5/2011	34.87 (` 29.63 SS+Rs. 5.24 cr. CA)
Work done value	35.95

The expenditure of ` 34.87 crore includes an amount of ` 2.00 crore which the executing agency has advanced to Mechanical Central Heating Division, Srinagar for providing Central Heating System within the building blocks. Reportedly the concerned Division has invited tenders for execution of this item of the work.

### **Physical Status of Works:**

The project has been conceived on a long term requirement basis with a provision of sufficient accommodation for all the sections of the judiciary. The District Court complex shall in principle have the adequate number of court rooms, facilities for Hon'ble Judges and judicial Staff, Administrative Sections, Special Services Wing, Car parking etc. The building blocks taken up in Phase I are being constructed in the northern side of the premises. The main complex comprise of four blocks which are interconnected with one another and for the purposes of making these distinguishable , the blocks have been named as N1, N2, N3 and N4. This mammoth building is coming over an plinth area of 15907 Sqms which shall provide accommodation for the following:-

- a/ 31 Court rooms;
- b/ 2 Lok Adalts;
- c/ Conference Hall with a capacity of 75 persons;
- d/ Common Room for Judges;
- e/ 12 No. Business Centres;
- f/ Library and Reading room;
- g/ Administrative offices;

All the four blocks are partly two storeyed and partly three storeyed. Sofar as the physical progress is concerned, slabs in the ground floor have been laid for blocks N1, N2 and N3 whileas in respect of block N4, laying of slab was in progress. Further the work of steel truss and erection of steel columns was also under progress with brick work going on in between the column structures in the ground floor. There shall be separate entrance for the Hon'ble Judges and common entrance for other employees and general public with lift facility in all the four blocks.

### **Addl. Services Building block**

This block is spread over an area of 2120 sqms with space for the following sections/areas:-

- a/ Legal Service rooms for Officers and other staff;
- b/ Conference room and staff canteen;
- c/ Bank/Store;
- d/ Treasury and Mala Khana

Piling work, grade beams and plinth work has been completed and the work for super structure shall have to take place now.

### **Services Building block**

This building block has an area of 1534 sqms for with space for Water Storage tanks, Pumps, LT/HT Panel room, AVR room Transformer and Control room and room for engineering staff. Here also the piling work and plinth work has been completed and superstructure work is in progress.

### **Judicial Lock up**

The judicial lock -up is having an area of 257 sqms. This block will have the lock up rooms for both males and females, space for office rooms, guard rooms , pantry etc; The plinth work stands completed and the work of superstructure has to be taken up.

The work of the Cafeteria (Food Court) has also been completed upto plinth level and the work for fabrication of steel columns for super structure is in progress.

The overall quality of the works executed in respect of all the components of the work was found satisfactory.

### **Construction of boundary wall and earth filling**

The work of these two components which look quite stupendous has been carried out quite satisfactorily. The boundary wall for a length of 5600 Rft has been completed except the construction of the main entrance gate

and the earth filling of about 1.5 meter for all the 229 kanals of land has also been done.

### **Approach road**

The total length of the approach roads shall be 2.5 Kms with an average width of 7.00 Mts. and this item of work stands allotted for execution. However some portion of the approach road has been temporarily restored by way of laying GSB and WMB Grade II for movement of the vehicles carrying the construction material.

### **Parking place**

As per the plan parking lots shall be provided in different areas of the premises over an area of 21.16 kanals. It is estimated that the parking lots can accommodate 700 vehicles at a given point of time. The contract for execution of this component of the work stands also allotted.

### **Electrification/ Laying of HT/HT line and creation of sub station**

The Consultant Agency has already provided the department with all the required design loads, BoQ etc. The same has been forwarded to Power Development Commissioner through Chief Engineer (R&B) Kashmir for technical sanction/ vetting and for taking up the job.

### **Plumbing/Sanitary and Fire Fighting equipments**

The executing agency is in the process of receiving tenders floated in this behalf through e-tendering at a cost of ` 1.64 crore.

The overall physical progress of the works executed comes around to 45%. On completion of Phase I, the functioning of the judiciary can get shifted to new complex.

Phase II of the project when put to execution shall have the accommodation for 30 more court rooms with other allied facilities as well.

### **General Observations/ Problem areas:**

The scheme is administratively approved at a cost of ` 82.03 crore. But the matter of the fact is that in the beginning of execution of the project the fund flow has been slow given the cost of construction and the target date of its completion. This can be substantiated by this fact that an amount of ` 22.24 crore only was released in the four financial years from 2006-06 to 2008-09. However the fund flow has definitely picked up during the last two financial years (2009-10 and 2010-11) as during this period funds to the tune of ` 23.50 crore were further released. But the work has not been commensurable to the release of funds and instead has progressed steadily. The executing agency has not been able to fully capitalise on the opportunity of releases which can be gauged from this fact that the funds to the extent of ` 10.86 crore have been surrendered during 2009-10 and 2010-11. On inquiry, the surrendering of the funds has been attributed by the Xen concerned to the late release of drawings by the Consultant Agency which is operating from outside the State coupled with the law and order problem which prevailed in some parts of the valley during the last year for few summer months which had also resulted in the flight of the labour force from the construction site. However, on the day of inspection the work was going on at full swing as the machinery was seen working on the project with 70-75 skilled and semi- skilled workers backed up with the proper supervision by the PIA.



The executing agency has prepared a Bar chart which stands displayed at the site office indicating therein the target dates for execution of different items of the work related to super structure. The contract for construction of the complex has been awarded to *M/S Hafiz Construction Company Pvt., Ltd. (HCC)* which has provided temporary infrastructure at the project site by way of providing electricity, shelter sheds for workers etc. It has also established a Testing lab at the project site for testing of the material being used in the construction work. The water supply pipe has also been provided to the project site by the PHE Department. The PIA has constructed a sub store for dumping of the material in the shape of steel and cement so that no shortage of such items occur during the execution period. It has also procured reinforcement steel and cement worth more than ` 2.00 crore.

The work on the project is reportedly being carried out in almost double shifts right from 8:00 in the morning up to 8:00 in the evening. The agency is expecting more arrival of the labour force in the coming days with the help of which the pace of work will get further accelerated. Proper supervision is being maintained as a good number of supervisory staff was seen supervising the works being executed.

Reportedly the services of Shri Zafar Qureshi who is working as AEE in the PWD Sub Division High Court and is associated with the project execution are oftenly being utilised by the District Administration as a liaison officer with the dignitaries visiting the State. His utilisation of services as such has been coming in the way of effective monitoring and supervision of the works.

### **Suggestions:**

This is a mega project and its execution and completion assumes tremendous amount of significance. The PIA should further accelerate the pace of work as to make up the lost time in view of the fact that sufficient working season is still available with it.

The agency is expecting the closure of works under Phase I in June, 2012 and, therefore, Government should keep sufficient provision of funds during the current fiscal and at the same time the agency should ensure that the funds whatsoever released are fully utilised and no portion of it is surrendered at any cost.

The District Administration should not utilise the services of Shri Zafar Qureshi, AEE as liaison officer with the visiting dignitaries at -least until the period the project gets completed as his absence is reportedly coming in the way of maintaining proper supervision in execution of works.

The Chief Engineer, Mechanical Central Heating Division, Srinagar should immediately complete the process of tendering for providing Central Heating System within the building blocks for execution of this component of work.

The Power Development Commissioner to whom the required design loads, BoQ etc for electrification, laying of HT/LT line and creation of electric sub station within the premises has been furnished, should accord technical sanction to the same and subsequently ensure the execution of these components of work.

<b>Officers of Executing Agency who Physical Verification Conducted by : accompanied the inspecting officer:</b>	Executive Engineer/AEE/JEs of the Altar Ahmad Zargar, PWD Construction Division concerned Joint Director Planning,
<b>Date of conduct of physical verification</b>	14-06-2011 Monitoring Cell,
	Chief Minister's Secretariat.





Under construction Food Court



View of the N1 block, under construction



Front view of the main complex



Model of District Court Complex, Srinagar





Side view of the N 2 block





Front view of the N 3 block



Foundation laid in Services Block



Foundation laid in Additional Services Block



Foundation laid in judicial lockup Block





Cement concrete cube taken at site, machine testing the strength of old cubes