



GOVERNMENT OF JAMMU & KASHMIR  
Chief Minister's Monitoring Cell  
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Physical verification report of the project namely  
"CONSTRUCTION OF DISTRICT HOSPITAL SHOPIAN"



By  
Joint Director,  
CM's Monitoring Cell.

Name of the Project:	Construction of 100 beded District Hospital Building, Shopian.
Source of Funding	NRHM/State Plan
Executing Agency	JKPCC.
Date of start of Work	October 2010.
Target date of completion	May, 2012.
Expected date of completion	May, 2014

With the creation of eight new administrative units in 2007, Shopian was also given the status of a district. Ever-since its creation as a district, there has been the demand for upgradation of the Sub-District Hospital to the level of District Hospital as the existing hospital infrastructure is quite inadequate to cope up with public rush. Keeping in view the felt needs of the public of the district for the proper patient care, the government has decided to construct a District Hospital Building at Shopian to provide more better facilities for the patients at the district level who otherwise had to rush to the city hospitals for the purpose.

### Financial Status

	(Rs. in crore)
Project Cost	23.65
Funds released	2.50
Work done value	3.00

The cost includes Rs. 19.62 crore for construction of the main building and Rs. 4.03 crore for optional items like Installation of Elevator, Central Heating system, Fire fighting equipment, external electrical services, water supply etc.

## Physical progress

The Hospital building will be a four storey structure (G+3). The total plinth area of the hospital building is 11755 sft with built up area of 47980 sft. The building will have also an Elevator facility for the convenience of the visitors and patients. It will have the following floor-wise accommodation and facilities: -

Ground Floor: - It will house the Maternity ward, surgical OPD, ortho OPD, OPD Dispensary, Labs and OPD Registration facility;

First Floor:- This floor will have the facilities of Operation Theatre, Medical Clinic, Gynae Clinic, Dental Section, ENT Section, Ophtho Section, Immunisation, Chest Clinic, Dermatology Section, Pediatritition, IPD Dispensary;

Second and Third Floor:- These two floors will have the facility of Indoor wards and Emergency Lab.

The Sub-structure is RCC raft foundation and the super structure is RCC framed structure. So far as physical progress is concerned, ground floor columns have been erected upto slab level. The shuttering and the reinforcement steel works are partly in progress for laying of slab. The overall physical progress works out to 20%.

## Observations/findings and Problem Areas:

The scheme is not administratively approved as yet. The Cost Offer prepared at a cost of Rs. 23.65 crore has been submitted by the Managing Director, JKPC in April, 2010 to the concerned quarters. The scheme is presently fraught with the funding problem as an amount of Rs. 2.50 crore only has been released in the year 2010-11 under NRHM towards the construction of building and no funds during the last financial year (2011-12) have been released for facilitating its further execution. However, it was reported that during the course of Review DDB meeting of Shopian chaired by Hon'ble Chief Minister in the year 2011, the issue of construction of the

Hospital Building and release of funds thereof was highlighted wherein it was decided that the funding for the construction of Hospital shall be projected under "Projectisation Mode".

The cost offer has been framed as per CPWD plinth area rate of 2007 but while its submission the MD JKPC has made some observations to the Director, Health Services Kashmir with regard to the drawings prepared for the hospital building for providing proper ventilation and adequate circulation in the different rooms/areas.

The building is coming up on a piece of land measuring 14 kanals having good soil bearing capacity in the backyard of the existing Hospital premises. Presently there is no approach road to the new hospital building and as such the entrance of the existing hospital building is used as the approach road for haulage of the construction material which is very congested. There are as many as 14 small/ medium size single and double storey hospital structures existing in the premises which have come up in a haphazard manner. The agency has proposed to construct a separate approach road for upcoming building just on the left edge of the premises in the alignment of which certain hospital structures are coming.

There is a residential structure with some land appurtenant to it belonging to one namely Shri Mansoor Ahmad Shah, Advocate which is beside new Hospital building on the left side. The hospital is also surrounded by few residential structures on the right side as well. The acquisition of the left side single storey residential house appears to be very much essential as the space which would be carved out as a result of its demolition can be utilised subsequently for additional construction for future expansion of the hospital infrastructure. The site where the building is coming up does not appear to be feasible for hospital environment as it is being constructed in congested area with number of residential and commercial establishments also near the entrance gate.

The agency has not prepared bar chart which would indicate the timelines for execution of the different items of the work involved in the construction. It was reported by the

Executive Engineer (DGM) that some cement concreting cubes taken during the concreting work have been sent to the Quality Control Lab of JKPCC located at Pampore for testing during the last year (2011) but the result sheets have not been still obtained. The matter of the fact is that the testing results should have been obtained immediately after its deposition at the lab which has not been done and this gives an impression of lackadaisical attitude of the agency in maintaining the quality control in execution of works.

About 20 skilled/unskilled workers were found working on the project on the day of inspection who were engaged in the steel reinforcement and shuttering work. Mostly fresh plywood has been used for shuttering and this part of the work has been done quite immaculately and skilfully.

A small temporary structure has been erected at the project site which is being used for storage of cement. It was observed that 43 grade OPC JK Cement and tar steel of SAIL is being used in the construction. The tar steel procured from SAIL was seen dumped at the construction site and also few bags of cement were stored in the shed. The overall quality of the work executed was found satisfactory. But the annoying factor is that the work on the project is going at a very slow pace as only 20% of the work has been done during the last 18 months from the date of the start of the project and on inquiry the slow progress was attributed by the DGM to the inadequate funding towards the scheme.

The inspecting officer had also an interaction with some of the prominent citizens of the area who were aggrieved about the shortage of the hospital staff particularly the doctors which is affecting the patient care. On verification it was found that the hospital definitely has the dearth of doctors which can be substantiated by this fact that the sanctioned staff strength of Assistant Surgeons for hospital is only 8 which is comparatively far less than the sanctioned strength of 37 Assistant Surgeons for neighbouring District Hospital Pulwama. Similarly the strength of Gynaecologists is only one against the sanctioned strength of 3 Gynaecologists for District Hospital Pulwama.

## Suggestions

- a) The Administrative Department should examine the cost offer prepared by JKPCC for construction of the District Hospital Building and take immediate appropriate action for accord of AA to the project and simultaneously provide adequate funding for its execution. The present mode of funding is not going to help out the project in its timely completion.
- b) The executing agency should prepare the bar chart and display the same at the project site which should indicate the start and finalisation of the each item of the work involved in the construction.
- c) The agency should ensure that the result sheets of the cement concreting cubes deposited long back at the QCL are obtained immediately to analyse the quality of the concreting work so far executed. It should also in future ensure the timely deposition of cement concreting cubes at the lab and collection of result sheets for maintaining quality control.
- d) The competent authority should consider the acquisition of the single storey residential structure belonging to one namely Shri Mansoor Ahmad, Advocate which is beside the new hospital building on the left side for future expansion of the hospital infrastructure.
- e) The Government can also consider acquisition of the other residential structures on the right side of the new hospital building also for future expansion and maintenance of hospital environment.
- f) The competent authority should consider demolition of the existing small and medium size existing hospital structures once the new building comes up. The resultant space can be utilised for the development of lawn and car parking for the hospital which otherwise has come up in a haphazard manner and appears quite congested.

- g) The Administrative Department should examine the demand of public of the area for creation and placement of more Assistant Surgeons and Gynaecologists in the hospital for proper patient care as the existing staff is quite inadequate.

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 Bashir Ahmad Ahanger, Dy. Gen. Manager, JKPCC, Pulwama.  ii) Shri Ashaq Ahmad Ashaq Manager, JKPCC, Pulwama.
Date of conduct of physical inspection:	12-04-2012



Shuttering & Steel reinforcement work in progress





House of Mr. Mansoor Ahmad, Advocate which is beside the new hospital building on the left side and needs acquisition



Tar steel dumped at construction site



Existing hospital structures in front of new hospital building

