



GOVERNMENT OF JAMMU & KASHMIR
Chief Minister's Monitoring Cell

Physical verification report of the project namely
"Construction of Govt Degree College, Bijbehara,
District Anantnag"



By Joint Director,
CM's Monitoring Cell.

PHYSICAL VERIFICATION REPORT

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| Name of the Project: | Construction of Govt. Degree College Bijbehara, District Anantnag |
| Source of Funding | Central Assistance (UGC) |
| Executing Agency | JKPCC Ltd |
| Year of start of Work | July 2008 |
| Target date of completion | July-2010 |
| Expected date of completion | April, 2012 |

With a view to augment educational infrastructure across the State, the Central Government has approved establishment of various Degree Colleges at different locations in the various Districts of the state. The main objective of establishment of these additional colleges is to provide facility to students for seeking higher studies at nearby places besides lessening the huge enrolment of students in the existing Degree Colleges. Among other locations, a Degree College at Bijbehara in District Anantnag was also approved. The establishment of Degree College in the area was felt necessary in view of the ever increasing number of students at the existing Degree College Khanabal which is situated near District Headquarter and 8 Kms away from Bijbehara. Accordingly the work on the project was put to execution in the year 2008.

Financial Status

(` In crore)

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| Estimated cost | 11.22 |
| Approved cost | 10.50 |
| Funds released ending 10/2011 | 7.50 |
| Value of work done as on 10/2011 | 8.00 |

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| Work done liability | 0.50 |
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Physical progress

It is a double storeyed building (G + 1) having interalia the following accommodation; -

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| a | Lecture Halls (30' x 40' each) | 6 Nos |
| b | Science/Computer labs (30' x 40' each) | 7 Nos |
| c | Library/Museum | 1 No |
| d | Auditorium (40' x 70') | 1 No |
| e | Toilet Blocks | 4 Nos |
| f | Examination hall (40' x 70') | 1 No |

Six lecture halls can accommodate at least 600 students and similarly auditorium 300 persons at a given point of time. There are two toilet blocks with four toilet points in each block separately for girls and boys.

The foundations of the building is partly raft and partly pile foundation with partly RCC frame structure and partly load bearing structure. Reportedly 400 piles each of 15 Mts length have been laid under ground in the foundation.

The super structure has been completed with the left and right wings of the building roofed. The roof work for middle portion are in progress.

The building is erected over RCC columns of 12 ft height above the ground level. This was quite mandatory to avoid flooding of the building as the area remains water lodged during heavy rains being the area as flood prone.

There has to be sub- station of 250 KVA in the college premises. This component of work has to be

executed by the Electrical Wing of JKPCC but the work is yet to be taken up.

The approach road has been developed for a length of 0.3 Km from main road for transportation of building material to the site of construction.

Against the target of 3200 feet length of boundary wall, 82% work (2600 ft) has been completed. For rest of length cement concrete blocks stand also erected and further work on this account is underway.

So far as the physical progress is concerned, 90% of the work has been completed. The quality of different items of the works executed for the scheme was found satisfactory.

Observations/Findings

The scheme is not administratively approved as yet despite the fact that the papers for AAA/cost offer prepared for the project by the JKPCC Ltd has been sent to the concerned quarters for necessary action in year 2007.

The GDC, Bijbehara has been functional in a rented building since 2008 with a present enrolment of 2400 students approximately.

The completion of the project as per the target date is already delayed by one and an half year and the delay in completion was attributed by the Xen to the floods in the area during 2010 which had halted the construction for some period coupled with the unrest which prevailed in some parts of valley during summer 2010.

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 Nilandrus on Bijbehara- Langanbal-

Pahalgam road and can be viewed easily from main road which is approximately 3 Km away from NHW1.

The college building is partly RCC frame structure and partly load bearing structure with a plinth area of 18698 sft. The ground level of the college premises is about 6 feet down from the existing road surface of Bijbehara-Pahalgam road. But this aspect has been taken care of as the Ground floor of the building has been constructed 12 feet above the ground level on RCC columns structures. This has been done just to prevent the flooding of the building as the area is reportedly flood prone and gets submerged in water during heavy rains. The space carved out as a result of the height of the Ground floor now the basement area, could also be utilised for various purposes like teaching, car parking, canteen etc.

The college premises is coming up at an area of 64 kanals of land. There are also 200 kanals of state land just in close proximity of the premises which could be considered for acquisition by the Govt for the future expansion of the college.

Three prefab huts have also been erected within the premises just in contiguity to the college building, which shall be used as additional accommodation for the college.

Being a low level area and to prevent the floods in the area, the whole chunk of 61 kanals of land (except portion occupied by building) is being developed by way of earth filling with an average height of 5-6 ft. With the earth filling around the whole premises, it is hoped that this will help to a greater extent in combating the floods, as the increase in earth level will definitely help in absorption of the more rain water. About 45 kanals have been developed and the work on account of remaining portion of land for its development is also under progress.

The approach road near the entrance of the main gate is of the width of 36ft width against which the width of 20 ft can be used for parking of the vehicles outside the main entrance gate. The work on the further development of the approach road for bringing its level as per the gradient of the main road is under progress. The cement concrete blocks on either side of road for the purpose have been laid to ensure functioning of college during floods.

The super structure has been completed except minor brick work in few areas. Partition walls of the building are also complete with cement plastering over it.

The finishing work by way of POP in the rooms/halls and laying of tiles in the toilet is under way. Deodar wood has been used for window and door frames in the entire building. The work of fixing window shutters of Kail wood was found in progress during the field visit.

The building has been roofed with CGI sheeting of 0.63 mm (24 gauge) over steel truss except the middle portion for which the work was under progress. The CGI sheet roofing as well as steel (structural steel and tar steel) has been procured from SAIL with OPC 43 grade JK Cement is being used in the construction.

Construction material in shape of Bajri, sand, cement, steel and CGI sheets was found dumped on the site of construction. For the purposes of maintaining the quality control, it was reported by the Xen that the material used in the construction is being tested regularly at the main testing lab of JKPCC which is located at Pampore. He also produced the results of some cement concrete cubes tested at the lab which indicated that the cubes had attained the desired strength.

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 on the site of construction where cement (JK cement of OPC-43 Grade) has been dumped.

On the day of inspection the work on the project was going on at a brisk pace which can be substantiated by the fact that sufficient men and machinery was found working on the project in different directions. More than 60 skilled and semi-skilled workers were seen working on the site.

Suggestions

The Competent Authority should process the case for accord of administrative approval to the project as more than 70% of the funds have been released for the project. Further there are clear cut instructions of the Hon'ble Chief Minister given by him during the course of the one of the DDB meetings that no work should be put to execution until and unless it is administratively approved.

The Administrative Department should approach the authorities concerned in the GOI for release of balance amount of ` 3.00 crore during the current financial year so that the project is completed by its target date. The flow of funds will enable completion of the building on the expected date which would prevent escalation of project cost due to the increasing rates of construction material.

Given the accommodation provided in the college building and the size of enrolment, the accommodation is not going to cater the needs of students for a longer period of time and as such Govt. should consider the acquisition of additional 200 kanals of state land which is in close proximity to the premises of college for its future expansion plan.

The executing agency should take up the work in double shifts so as to ensure that the project is completed before March, 2012 and made functional from the next academic session. The agency should maintain proper and regular supervision as it has been doing, particularly at a time when the finishing works are under progress.

It should also be ensured by the executing agency that the work of the land development by way of earth filling for leftover portion is completed very quickly so that it becomes stable by the snow and rains during winter.

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| 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: | Project Manager, JKPCC Manager, JKPCC |
| Date of conduct of physical inspection: | 26-11-2011 |



Middle portion of the college building



POP work in the rooms/halls



Fitting and fixing of window shutters in progress



Work of installation of steel truss on top of Middle portion underway



Prefab huts constructed within the college premises



Land development work in progress



Approach road to College



Benches installed in one of the lecture hall