



GOVERNMENT OF JAMMU & KASHMIR
Chief Minister's Monitoring Cell

Physical verification report of the project namely
"CONSTRUCTION OF GOVT. DEGREE COLLEGE at URI"
District Baramulla



By
Joint Director,
CM's Monitoring Cell.

Name of the Project:	Construction of Govt. Degree College, Uri Baramulla.
Source of Funding	UGC
Executing Agency	JKPCC.
Date of start of Work	July, 2008
Target date of completion	July, 2010
Expected date of completion	July, 2012

In order to provide better educational facilities, the GOI has approved many degree colleges in the state and among other places, Uri in Baramulla District has also been selected for establishment and construction of a degree college. Uri is a border area surrounded with various remote villages and the students of these areas were facing lot of inconvenience in continuation of their higher studies as they have to travel about 50 kms from Uri to reach the nearest degree college Baramulla. This genuine grievance of this border area was redressed by the government by way of approving the establishment and the construction of a degree college at Uri.

Financial Status

	(Rs. in crore)
Original Cost	10.78
Funds released	9.70
Work done liability	0.50

Physical Progress

The physical progress reveals that 95% work completed. The site development works by way of development of lawn and play field is under progress. Further the electrification works which are executed by electrical wing of JKPCC are also under progress which have been completed also upto 90%.

The construction is a framed structure with raft foundation. The college building is G+1 with basement area and attic. The plinth area of the building is 18320 sft with a total carpet area of 33408 sft. It has the following floor wise accommodation: -

Basement Floor: - This floor is of 14x115 feet size which will house a canteen and a gas bank.

Ground Floor: - The ground floor houses the following accommodation: -

- a) 3 lecture halls each of 30x40 feet size with a capacity of 126 students in each hall.
- b) 3 Chemistry Labs each of 30x40 feet size.
- c) Auditorium of 40x70 feet size with 2 green rooms having capacity of accommodating 200 persons.
- d) There are also 4 lavatories, 2 each for boys and girls separately.

First Floor: - The first floor has the following accommodation: -

- a) 3 lecture halls each of 30x40 feet size with a capacity of 126 students in each hall.
- b) 2 Computer Labs of each 20x17 feet size.
- c) 1 Physics Lab, 1 Zoology Lab and Botany Lab each of 30x40 feet size.
- d) Museum Hall of 30x40 feet size with lavatory facility.

Attic Floor: - This floor houses 2 Library rooms each of 27x30 feet size. Besides there are also rooms for Principal, HoDs and staff, etc.

Observations/findings and Problem Areas:

The scheme is not administratively approved as yet. The papers for accord of administrative approval have been submitted by the JKPC to the Administrative Department for necessary action. The scheme has been put to execution in July 2008 with date of completion as July 2010. There has been definitely delay in completion of the project by almost 2 years which the agency has attributed to the delay in finalisation of the building plan which has almost taken 1½ years. Reportedly the delay has also been caused due to the unrest which prevailed in some parts of

the valley in the year 2010. The college has been functional in the new building since June 2011 and the present enrolment of college is 574 students with 381 male students and 193 female students. Science and Arts streams are being taught in the college. Actually the Degree College Uri has been functional since the year, 2006. 6 No. prefab huts were erected for making the college functional at that time and these prefab huts are still existing within the premises.

The college has come up on a piece of land measuring 47 kanals. Out of this 20 kanals land has been earmarked for construction of college building and lawn and the remaining 27 kanals for development of playfield. 95% of the work of the building has been completed. Architectural consultancy and structural consultancy has been provided by M/S Creations. Vitrified tiles have been provided in the circulation areas with cement concreting in almost all the rooms. Windows and door frames have been provided of deodar wood while as window shutters are of kail wood. Granite has been provided in the stairs with Deodar wooden railing in the stair and this part of the work has been done more beautifully and immaculately. Sanitary fittings has been provided of 'Jaquar' make.

Electrical tube light frames of Phillips make have been fitted but without tube lights. Fans have been provided of 'Bajaj' make while as switches and switch boards of 'Orpat' and 'Roma' make.

The building has been roofed with CGI sheeting over steel truss. The CGI sheeting has been green colour painted just to match the surroundings which are quite green. All the internal walls have been finished with oil bond distemper over a thin coat of POP. External walls have been finished with texture paint.

Result of the cement concreting cubes were produced by the agency before the inspecting officer which have been taken during concreting work, the testing for which were done at the Quality Control Lab of the JKPCCL, reveals that the cement concreting has attained the desired strength.

Tar steel and structural steel which has been used in construction of building has been procured from SAIL and. JK Cement Brand has also been used.

The college building has suffered some minor damages in tiles and sanitary fittings. On inquiry it was revealed by the DGM that the damages have been caused by the students as the college was made functional for teaching when the finishing items by way of fixation tiles etc were being executed. It needs to be maintained here that the college building has been used for teaching even during the execution of the finishing items. However it was assured by the DGM that these minor damages will be corrected immediately.

Out of the total area provided in the basement floor of 115x14 an area of 14x9 is used as a Gas Bank area for providing LPG supply to the labs for conducting practical tests by the students. The leftover portion of 105x14 is intended to be used as canteen. The water supply connection stands has been provided to the college building as the water was seen flowing from the taps fitted in the wash rooms. The overall quality of works executed was found satisfactory.

The college building has come up at a place which is 520 mts (more than ½ Km) from the main Uri Market. The approach road is quite narrow and needs to be widened for free movement of the pedestrians and vehicles. But the chances of widening of this road very less as it will involve acquisition of the land, mosque, a grave yard and some residential structures. However there is a possibility of providing another comparatively widened approach road to the college campus which may involve acquisition of proprietary land of only 2 ½ Kanals. The owners are willing to surrender their land for development of approach road to the college against compensation. The total length of this approach road would be only 300 mts against which 100 mts upto Sub-District Hospital have already been developed and black topped. The tentative cost of this approach road, if developed, would be around Rs. 15 lacs excluding the compensation cost for acquisition of 2 ½ kanal land.

There is a small habitation comprising 20 household on eastern side of the college premises which have no connectivity to the road. These locals are presently using the college premises for reaching the approach road. The problem can be solved by providing them the road connectivity along the nallah which they are presently using as pedestrian path and gets connected with the existing college approach road.

While as the development of the playfield is under progress, there are certain locals which are not allowing the executing agency to push back the course of nallah, which would result in providing more space for the playfield at the entry point. The locals are claiming for compensation of the land for diverting the course of nallah for acquiring more space but reportedly this patch of land is a state land and can be accessed and acquired by the Govt. for development of play field without compensation cost.

The college campus is presently provided with chain-link fencing which needs to be replaced with brick missionary walling over stone/concrete bed. The total length of wall is about 1000 mtrs and will involve a cost of Rs. 55.00 lacs for construction of the wall. This part is not covered in the DPR

Suggestions :

1. The Administrative department should consider release of the balance funds of Rs ____ crore as there is already a workdone liability of Rs 50.00 lacs of the executing agency. The release of balance funds would also enable the agency to complete the ongoing and complete the remaining works without any delay. It should also process the case for accord of AA to the project which is now likely to get completed by July 2012.
2. The District Administration should provide police assistance to the executing agency for diverting the course of Nallah which is otherwise being hindered by few locals residing on the eastern side of the college premises.

3. The District Development Commissioner, Baramulla in consultation with the with the concerned Hon'ble MLA and Principal of the College should explore the possibility of providing connectivity to the locals who are presently using the college premises as approach path connecting the road through pedestrian path they are presently using.
4. The Government should also examine and consider the proposal for construction of alternate wider road via Sub District Hospital as the existing approach road is quite narrow and is not feasible for free movement of vehicles and pedestrian.
5. The Government should also consider constructing boundary wall of brick machinery around the college premises by replacing the existing chain linked fencing which is provided in certain areas around the college premises.
6. The electrical wing of JKPCC should fix the tube lights in the tube frames and at the same time should ensure completion of the pending electrical works without further loss of time.

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 Mohammad Farooq Bulla, Dy. Gen. Manager (Civil), JKPCC, Baramulla. ii) Shri Mohammad Sadiq, Manager, JKPCC, Baramulla.
Date of conduct of physical inspection:	18-06-2012



Inner view of the College building in G-Floor



View of classroom



View of a college Laboratory



View of the stair with wooden railing



Site development works under progress



Development of playfield under progress