



GOVERNMENT OF JAMMU & KASHMIR

Chief Minister's Monitoring Cell

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Physical verification report of the project namely
"CONSTRUCTION OF ITIs AT BANI & BANIHAL"
District Kathua & Ramban



By
Deputy Director,
CM's Monitoring Cell.

1. Name of Projects: Construction of ITI buildings at Banihal and Bani.
2. Funding Agency: Gol (PMRP).
3. Executing Agency: R&B, J&K.
4. Year of Start: 2011-12.
5. Year of Completion: 2012-13.

6. Financial Status of Work:

(Rs. in lakhs)

Particulars	ITI Banihal	ITI Bani
Estimated cost	248.00	246.00
Funds released for execution of works	248.00	246.00
% age of funds released	100%	100%
Work done value (up to 08/2012)	95.00	40.00
% age of work done value	38%	16%

7. Physical Status of Work:

S. No.	ITI building	Land Acquired	Physical Status	% Physical Achievement
1	Banihal	20 kanals and 6 marlas (proprietary land)	a) Foundation laid and columns erected upto 6 feet height. b) Plinth of boundary wall measuring 250 rmts constructed against peripheral length of 420 rmts. Chain link fencing erected for a length of 150 rmt. c) Almost 90% of earthwork and retaining walls constructed against the 200 meters length of approach path.	30%
2	Bani	15 kanals (proprietary land)	Ground floor slab laid	30%

8. Physical Status of Functioning ITI s

S. No.	Particulars	ITI Banihal	ITI Bani
1	ITI is functioning from	Town hall building Banihal	Govt. Building of BDO Bani
2	Rent paid for the hired building	Rs 4000/- per month	Assessment yet to be done
3	Whether hostel facility is available for students	No	Private building hired on monthly rental of Rs 3000/-
4	Sanctioned strength		
	Computer course (COPA)	26	26
	Plumber trade	21	21
	Civil Draftsman trade	21	21
	Motor mechanic	25	25
	Dress making	25	25
	Total	118	118
5	Present Enrolment		
	Computer course	23	26
	Plumber trade	19	21
	Draftsman trade	19	21
	Total	61	68

9. Field Observations/ Problem Areas:

The important observation during physical inspection of the on-going construction work of ITI buildings in Banihal (district Ramban) as well as Bani (district Kathua) is that both the ITIs are functioning in the hired accommodations.

(a) ITI Banihal

A piece of private land measuring 20 kanals and 06 marlas along the slope of a ridge and at a distance of about 2 Kms from Banihal town has been acquired by the Technical Education Department from the locals for construction of ITI building in the town.

The cost of the ITI Building as per DPR which was initially prepared was over Rs 6.00 crore. In order to bring down the cost, instructions were issued by the Principal Secretary to Government, Public Works (R&B) Department to the Chief Engineer, Public Works (R&B) Department Jammu to revise the design. Accordingly, revised DPR was prepared at a cost at Rs 2.48 crore for which administrative approval stands accorded by the Technical Education Department in November, 2011. Subsequently, the construction work of the ITI building along with allied works such as fencing the boundaries of the acquired land, construction of approach road, retaining walls etc were taken up.

On the day of inspection it was observed that construction work of the main building which would be a double storey structure, has been taken up. Re-enforced concrete (RCC) foundation of the building has been laid after taking into consideration the recommendations put-forth in the soil testing report. RCC columns are being erected at the desired locations on the foundation as per the drawings provided by the architect/ consultant. The length and breadth of the outer foundation were measured to calculate the plinth area of ground floor which was found to be inconsonance with the drawing/ design of the building. However, while going through the DPR it was noted that the building has been approved for construction of a load bearing structure and not an RCC structure. On enquiry, the engineers of R&B Division Ramban informed that a column and beam structure had been preferred over a load bearing structure on the advice of the architect/ consultant. The contractor also informed that although the work was tendered for a load bearing structure, the construction was taken up as an RCC structure which has increased the cost of construction.

The earth work of the approach path to the ITI building which is about 200 meters in length is almost 90% complete. Retaining walls have been erected along the slopes to provide necessary strength and support to the approach road.

Against the peripheral length of 420 rmts of the land of the ITI complex, concrete plinth has been laid along the boundary for a length of 250 rmts and chain link fencing stands erected over the concrete plinth for a length of 150 rmts.

Although concrete cubes were found at site but the samples have not been sent to the material testing lab. It has been impressed upon the engineers to regularly take samples of construction material for its testing in the nearest located labs in order to ensure good quality of construction work. During the visit it was found that some concrete was being mixed manually and filled in the frames for erecting columns. Since the material was very little and, as such, only one concrete cube could be filled which was taken as a sample for testing. However, after 06 days quarrying of the cube when the sample was taken to the testing lab at Nagrota (Jammu) it could not be tested because the machine for measuring the compression strength was reportedly out of order for the last 02 months. Moreover, no official was present in the lab at Nagrota and the orderlies informed that the lady officer had gone to Jammu city in order to get the defective testing machine repaired. When the single cube was taken to the testing lab of R&B at canal road the officer incharge informed that a single cube could not be tested as 03 cubes were required for testing on 7th, 14th and 28th

day of quarrying. In order to access if the strength of the cube on the 7th day of quarrying is as per specification the officer in the testing lab was insisted to check the strength of the cube but he refused saying that official report of such a test cannot be given.

The ITI is presently functioning from the town hall Banihal. A few rooms have been hired on monthly rental of Rs 4000/= for conduct of classes.

The trade/ course wise detail of the students enrolled in ITI Banihal is as follows: -

Name of trade	Sanctioned strength	Students enrolled
Computer course (COPA)	26	23
Plumber trade	21	19
Civil Draftsman trade	21	19
Total	68	61

61 students have been enrolled against the approved strength of 68 in the three courses which are being taught in the ITI. It was informed by the instructors that the vacancies are also been filled up by enrolling the candidates falling in the waiting list.

On enquiring from the students and the faculty if they were facing any type of problems, the following issues were highlighted: -

- a) There was no hostel facility due to which students had to travel daily morning from their homes which are located at far flung areas and are without road connectivity to the ITI and return to their homes in the evening. Wherever road connectivity is available, the frequency of public transport is very less. Some of the students, for instance, Shabir Ahmad of village Neel, Surinder of village Pogal and Zahora village Chainalwas reported that they stayed at distances of more than 20-25 Kms and also had to walk at times in the evening when the public transport is not available. One of the students residing in Village Neel requested that the timing of the SRTC bus which leaves Banihal at 3.30 Pm may be rescheduled to 4.30 Pm so that students from Neel can avail of the bus service to reach their home in time.
- b) A girl student, namely Snobar who is resident of Qazigund (district Anantnag) informed that she is staying at Banihal in a rented accommodation and paying Rs 800/- per month.
- c) Mrs Nagina Bano engaged on contractual basis for cleaning the ITI class rooms requested to revise her emoluments from Rs 500 per month to atleast Rs 1000 per month as she is a widow and has three unmarried daughters whom she has to feed and educate.

- d) The instructors informed that the number of rooms provided for running the classes/ practical sessions are insufficient. It was informed by the instructors in the ITI that two more trades i.e. dress making and motor mechanic are also sanctioned but have not been started due to insufficient space.

(b) ITI Bani

A piece of private land measuring 15 kanals lying along the nallah flowing through Bani at a distance of about 1 Km from the town has been acquired by the Technical Education Department from the locals for construction of ITI building in the town. The cost of the ITI Building has also been revised and brought down to Rs 2.46 crore on the directions of the Principal Secretary to Government, Public Works (R&B) Department to the Chief Engineer, Public Works (R&B) Department Jammu.

The construction work of the main ITI building taken up 4-5 months back is in progress. On the day of visit it was observed that the concrete lentil has been laid over the ground floor of the structure. The structure being constructed at Bani is a load bearing one and not RCC structure as observed at Banihal. The rooms in the ground floor were found to be as per specifications.

The earth work of the approach path to the ITI building which is about 30 meters in length is in progress. The gradient of the approach path from the road to the low lying terrace along the nallah on which the ITI building is being constructed was found to be steep. The engineer of R&B Division Bani informed that one of the locals from whom the land had been acquired has encroached into the acquired area as a result of which sufficient space is not available to construct an approach path with lesser gradient. He further informed that the issue has been brought to the notice of Technical Education Department many a times but their correspondences in this regard have not been responded to till date.

The ITI is presently functioning from a building lying at the disposal of BDO Bani. The assessment of monthly rent of the building has not been made as yet.

The trade/ course wise detail of the students enrolled in ITI Banihal is as follows: -4

Name of trade	Sanctioned strength	Students enrolled
Computer course (COPA)	26	26
Plumber trade	21	21
Civil Draftsman trade	21	21
Total	68	68

The enrolment in the three courses which are conducted in ITI Bani is 100%.

On enquiring from the students and the faculty if they were facing any type of problems, it was brought to notice that they were not facing any significant problem which needs to be highlighted.

Hostel facility is provided at Bani to 08 students who belong to far-flung areas for which a monthly rent of about Rs 3500/- per month is being paid

Yet another issue which needs to be highlighted is that when the original design of the ITI building was revised in order to bring down the project cost, the proposal for constructing a hostel building was dropped and the main building which was proposed to be a triple storey structure was changed to a double storey structure thereby reducing the desired number of class rooms required for running all the five approved courses (Computer course, Plumber trade, Civil draftsman trade, Dress making and motor mechanic) with strength of 118 students.

10. Suggestions:-

- a. Public Works (R&B) Department needs to re-examine and also intimate this office if there is sufficient justification to construct a column-beam structure of the ITI building Banihal and a load-bearing structure of the ITI building Bani when the design of the structure is same at both the locations.
- b. Public Works (R&B) Department needs to ensure that the construction work of the ITI building taken up at Bani as well as Banihal is completed at the earliest and handed over to the Technical Education Department so that the classes of ITI during the next session/ year are held in the new buildings.
- c. Public Works (R&B) Department needs to ensure that the engineers working in the field regularly collect samples and get these tested in the nearest located material testing lab in order to ensure that the quality of on-going works under being executed by the Department is as per the prescribed norms.
- d. Public Works (R&B) Department needs to furnish to this office the list of Material Testing Labs in the State and also submit the Annual Progress Report of each Lab indicating the number of samples taken/tested in the Labs along with the testing results in the following format:-

S. No.	Name / Location of Material Testing Lab	Type of tests	Number of samples				Nature of action initiated when sample test failed
			Taken/ Received	Tested	Test Passed	Test Failed	

- e. Technical Education Department need to ensure that Hostel facility is provided to students residing in far flung areas who are attending classes in ITI Banihal. They could hire public or private building/ rooms at Banihal for the purpose.
- f. When the DPR of the ITI building was revised in order to bring down the cost of the project, the provision of Hostel building was deleted. Moreover, the main building which was originally proposed as a triple-storey structure was changed to a double-storeyed structure. The Technical Education Department needs to plan phase-II of the project and take up with the concerned authorities for its funding so that the construction work of the left out components such as hostel building for students and additional classrooms/ workshops for the remaining two trades which have been approved but not started.
- g. Technical Education Department may re-examine if the lump-sum of Rs 500/- paid to the person engaged as sweeper in the ITI Banihal/ Bani is sufficient and may consider revising/ enhancing it to some extent.
- h. Technical Education Department needs to have the land acquired for ITI Bani demarcated once again through the Revenue authorities in order to take over the possession of the entire land with the assistance of district administration, if necessary, so that the issue raised by the executing agency regarding encroachment of a portion of the acquired land a local is resolved. This issue when resolved shall help in changing alignment of the approach path thereby reducing the gradient of the existing steep approach path.

Physical Verification Conducted by :	Madan Gopal Sharma, Deputy Director Planning, Monitoring Cell, Chief Minister's Secretariat.
Officers of Executing Agency who accompanied the inspecting officer:	Sh. Vijay Gupta, AEE, Banihal Division, R&B, Ramban. S. Amarjeet Singh, AEE Bani Sub- Division, R&B, Kathua Sh. Ved Singh, AE Banihal Division, R&B, Ramban. Sh. Farooq Ahmed, JE Banihal Division, R&B, Ramban.
Date of conduct of physical inspection:	03-09-2012 04-09-2012



RCC columns raised over foundation of ITI Banihal



Earthwork of approach road to ITI Banihal



Retaining wall along approach road to ITI Banihal



Ground floor of ITI Bani completed upto slab level



Steep gradient of approach path to ITI Bani



Watering of slab of ground floor of ITI Bani