



GOVERNMENT OF JAMMU & KASHMIR
Chief Minister's Monitoring Cell
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Physical verification report of the project namely
"Construction of Industrial Training Institute (ITI)
Building at Hajin" District Bandipora



By
Joint Director,
CM's Monitoring Cell.

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| Name of the Project: | Construction of Industrial Training Institute (ITI) Hajin, Bandipora. |
| Source of Funding | Central Assistance (PMRP-II) |
| Executing Agency | J&K Housing Board, Unit-II. |
| Date of start of Work | October, 2010. |
| Target date of completion | October, 2012. |
| Expected date of completion | October, 2012 |

Hajin is considered as an important town of district Bandipora. Various developmental initiatives have been taken by the government from time to time for creating infrastructure in the various sectors for the comfort and convenience of the general public of the town. Hajin town is having a sizeable population with number of villages around it. The educated youth desiring to undergo technical training in the various trades face difficulty in absence of such a facility within the town. It is purely in this context that the government has decided to establish an Industrial Training Institute (ITI) at Hajin. It is presumed that the imparting of training to the educated youth will go a long way in providing them the employment within and outside the state in the various fields.

Financial Status

| | (Rs. in lacs) |
|--------------------------|---------------|
| Original Cost of Project | 273.76 |
| Revised Cost | 560.50 |
| Funds released | 273.60 |
| Expenditure March 2012 | 196.00 |
| Work done value | 245.00. |

Reasons for cost revision:

- a) RCC raft foundations instead of normal foundations.
- b) RCC framed structure for Workshop Block against load bearing structure.
- c) Execution of site development works by way of installation of lights, construction of internal approach road, earth filling, etc.

Physical progress

Three building blocks are under construction which will serve as Workshop Block, Administrative Block and Hostel Block. The block-wise physical progress is indicated below: -

Workshop Block: - It is a two storey RCC framed structure (G+1) with RCC raft foundation having plinth area of 723 sqms. The construction of this block has been completed upto roof level. The block will have 6 halls of medium/big size with toilet facilities in both the floors separately for ladies and gents.

Administrative Block: - This is a double storey load bearing structure with a plinth area of 362 sqms. The construction has been taken upto lintel level of the first floor. This block will have four classrooms, one big Library room and accommodation for staff with toilet facilities.

Hostel Block: - This is also a double storey load bearing building block having a plinth area of 375 sqms. The construction of this block has been completed upto roof level.

The overall physical progress of the project is around 50%.

Observations/Findings and Problem Areas:

The establishment of ITI at Hajin is one among the five ITIs approved under PMRP (Phase-II). The original DPR has been prepared in the year 2009 at a cost of Rs. 273.96 lacs for which the Administrative Approval stand accorded by the Technical Education Department in March 2010. The work on the project has been put to execution in October 2010, i.e. 6 months later only when the first instalment of funds was released. The three building blocks which are under construction for ITI shall function as Administrative Block, Workshop Block and Hostel Block. Six trades like COPA, Electric, Plumbing, Drawing, Dress Making and Architecture shall be taught in the Institute.

The building blocks are being constructed in the premises having total land measuring around 17 kanals which is presently covered with chain-link fencing from all the four sides. The premises is already housing the Town Hall building of Municipal Council Hajin which is spread over an area of 15 marlas and is existing next to upcoming hostel block. This building appears to be a bottleneck once the ITI shall start functioning. Usually the Town Hall building is used by the Municipal Council for holding of the meetings which generally generates fair amount of public rush on certain occasions. This activity will definitely disturb the working of the ITI and under the circumstances it would be appropriate to shift it to some other place purely in the interest of the smooth functioning of the Institute. The building after vacation by the Municipal Council can be used for the expansion programme of ITI particularly for the use of Hostel as the upcoming hostel block will be accommodating only 20 students.

The Administrative Department while granting AA to the Project has put a condition to the effect that necessary soil bearing capacity tests should be undertaken at the site for design of the structure. It may be mentioned here that at that juncture the site was not selected and subsequently when the site was identified for construction, the necessary soil testing was done. While determining the soil bearing capacity, the

Geo-Technical Consultant and Structural Consultant had recommended RCC raft foundations instead of normal foundations for all the three building blocks. The soil parameters had also necessitated construction of a RCC framed structure against the load bearing structure for the heavily loaded workshop building.

While going through the revised DPR prepared at a cost of Rs. 560.50 lacs, an amount of Rs. 143.50 lacs has been projected for execution of site development works. But prima-facia the cost of certain components contained in the site development works look to be on the very higher side such as levelling & turfing (Rs.3.16 lacs), earth filling (Rs.9.17 lacs), construction of internal approach road (Rs.21.87 lacs), signboards (Rs.2.87 lacs), etc. The cost estimates for these items of work need to be thoroughly examined with reference to the actual requirements before considering the revised DPR for accord of Administrative Approval.

The DGM produced the result sheets of cement concreting works, the testing of which has been done at Road Research & Material Testing Laboratory, Srinagar which reveals that the concreting has attained the desired strength.

On the day of inspection some concreting work on the project was going on and a sample in the shape of a cube was taken which shall be sent to the laboratory for testing for determining its capacity and strength. Structural and the Architectural Consultancy to the project is provided by M/S Creations, Jawahar Nagar, Srinagar for the project.

No bar chart for the start and finalisation of different items of work was found maintained by the agency at the project site. Nearly 60 workers alongwith machinery were found working on the day of inspection.

Some quantity of CGI sheets of SAIL for roofing was seen dumped at the site. It was given to understand that some more quantity of stocks is lying at the main store of the Housing Board at Chanapora Srinagar. Material in the shape of tar/structural steel, bajri, sand and cement has also been

stored at the construction site. Further the door/window frames made of deodar wood for use in the workshop building were also seen lying at the site.

Two small temporary structures have been erected at the site which are being used for storage of cement, etc. It was observed that 43 grade OPC JK cement/Khyber cement is being used in the construction. The overall quality of the work executed was found satisfactory. Some of the bricks of inferior quality were also found at the construction site which the agency should refrain from using in the left over brick work in the buildings. It is presumed that the project shall get closed by the target date of completion of October, 2012 provided the adequate funds flow down for its completion during the early period of the current financial year.

Suggestions

- a) The competent authority while considering the revised DPR prepared at a cost of Rs. 560.50 lacs for accord of Administrative Approval should thoroughly examine the cost estimates particularly prepared for the different components under site development works. It should also consider adequate release of funds before October, 2012 to enable the agency to close the scheme by the target date of completion.
- b) Since Khyber brand cement is also being used in the construction work so the agency should ensure its testing at the appropriate lab before its usage. It should also ensure that it has authorised the contractor to use the Khyber brand cement in the construction and also keep the cement testing reports on record.
- c) The authorities can consider the shifting of the Town Hall building of Municipal Council which is existing within the premises and beside the upcoming hostel block as the existence of the said building will certainly disturb the functioning of the ITI.

- d) The DGM should ensure that the Bar Chart is maintained at the site for fixing the timelines for execution of various items of work involved in the construction. The agency should not use the inferior quality bricks in the brick work which were seen stocked at the site.

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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: | i) Aftab Rashid Pandit Dy. Gen. Manager, JK Housing Board, Unit-II Kashmir. ii) Manager, JK Housing Board, Unit-II, Kashmir. |
| Date of conduct of physical inspection: | 09-04-2012 |



Workshop Block under construction



Deodar wood door/window frames for workshop building



Administrative Block under Construction



View of the Hostel Block under construction



Men & Machinery at Work



Town Hall building of MC existing within the premises



Construction material dumped at site



Structural steel lying at the construction site