



GOVERNMENT OF JAMMU & KASHMIR  
Chief Minister's Monitoring Cell

Physical verification report of the project namely  
"Construction of Grand Mosque (Khankah) at  
Charar-e-Sharief



By Joint Director,  
CM's Monitoring Cell.

PHYSICAL VERIFICATION REPORT

Name of the Project:	Construction of grand mosque (Khankah) at Charar-e-Sharief.
Source of Funding	State Plan
Executing Agency	JKPCC Ltd
Year of start of Work	July, 2002
Original target date of completion of the project:	July, 2005 (3 years from the date of start of work)
Revised target date of completion:	July, 2011

The construction of the grand mosque (Khankah) Charar-e-Sharief was taken up in hand by the then Muslim Auqaf Trust now the J&K Muslim Wakaf Board, in the year 2002. The construction of new mosque was felt as a result of the devastating fire which broke out at Charar-e-Sharief in May, 1995 and which caused damage to major portion of the town. The Holy Shrine and grand mosque (Khankah) also completely gutted in the fire incident. The job of construction of the mosque was assigned to JKPCC Ltd; at an estimated cost of Rs. 11.22 crore. However, the construction work which started in July, 2002 had halted after only four months in November, 2002 because of some objection from the locals of the area on the plea that a portion of the land coming under the new construction belonged to them. The dispute had reportedly taken a long time in resolution and the construction work was resumed only in May, 2005 which is still under progress.

Financial Status

(Rs. In crore)

Original Project Cost	Rs. 11.22
Revised Cost	Rs. 26.07
Funds released ending 3/2011	Rs. 18.07
Value of work done as on 3/2011	Rs. 13.45

The revised cost of Rs. 26.07 crore envisages an amount of Rs. 16.04 crore for construction of main mosque and the left over amount of Rs. 10.03 Crore for execution of additional items which includes provision for construction of Sabhat (resting place for

pilgrims), ornamental pinjra works, wood carvings, Central heating system and other developmental works around Khankah etc;

### Physical progress

The Khankah is presently under construction having a plinth area of 22486.48 Sft with an overall built up area of 58994.59 Sft. The construction of the main mosque structure has been completed. It is built of RCC framed structure for all the three floors viz; basement, ground floor and first floor with brick masonry work in between the column structures. The structural consultancy for construction of the mosque is provided by M/s Structural Consultants, Srinagar which was earlier given by M/s Engineering Consultants while as the Architectural consultancy is provided by M/s Space Builders, Srinagar. The building is presently roofed (except Dome portion) with profile sheets of green colour existing on a huge steel truss. Deodar wood has been provided in the window and door frames and the ornamental window and door shutters. The floor-wise physical progress is indicated as under:-

#### Basement:

This floor will be available for use by the ladies. It has the following facilities:-

Main (prayer) hall	120' x 100'
Platform	120' x 20'
Ablution points (for ladies)	14 (over an area of 18' x 35')

The work of this floor has been completed except the fixing of wire gauze window shutters and finishing works to be provided in walls and ceiling by way of Khatamband, gyp board and ornamental cornice. This floor is presently used by the public for prayers and has been reportedly in use since 2006.

#### Ground floor

There is a main entrance stair of 24 feet width which directly takes to this floor. This stair is of RCC framed structure with Devri stone in flooring and parapets on its both sides, the work of which has been completed upto 95%. This floor has the following accommodation:-

Main (prayer) hall	120' x 100'
Foyer/Varandah	120' x 20'
Hamam	47' x 56'
Ablution points	26 (Spread over an area of 31' x 32')

The Hamam portion has been completed and also stand tested. It can also be used as mosque during winters. Mehrab for main hall also completed. Construction of partition walls by way of brick masonry and joinery works in between the main mosque and hamam is in progress. Fixing of wire gauze window shutters and finishing works in walls and ceiling in the prayer hall, Hamam, foyer portion in the shape of Khatamband, gyp board and wooden ornamental cornice and paper mache works are yet to be executed.

### First floor

This floor has the following accommodation: -

Main (prayer) hall	120' x 100'
Foyer/Varandah	120' x 20'
Upper Hamam hall	47' x 99'

Again in this floor the finishing works in the ceiling and walls are yet to be executed besides fixing of wire gauze window shutters and construction of balcony.

The drawings for execution of the finishing works in the ceilings has been already finalized and released by the Architect and the executing agency has already taken necessary steps in this regard by way of inviting tenders for allotment of this portion of work.

### Attic floor

This floor is still under construction and the work of ceiling as well as the partition walls is yet to be undertaken.

### Minaret of mosque

This is one of the important components of the project. The total height of the Minaret from the first floor is 124 feet out of which the work has been taken upto 95 feet. There is a RCC stair constructed inside the Minaret which goes upto 40 feet level. There will be a steel stair beyond 40 feet upto the top level, the work of which is also in progress.

## Electrification

This component of the work has also been done to the extent of 95% in the basement and 75% each in the ground and first floor of the Khankah. The electric fixtures have been provided of Anchor, Havells, Indo-Asian, Legrand, Philips, Bajaj Make etc. However, the internal lay out of lighting fixtures and fans will undergo change which has to be undertaken as per the drawings from the Architect which are yet to be finalized and released by him.

## Observations/problem areas:

The scheme is not administratively approved as yet. The revised cost offer for an amount of Rs. 26.07 crore prepared by the JKPCC Ltd has been sent to the concerned quarters for necessary action. The overall quality of the works executed was found satisfactory. However, the workmanship quality in laying and fixing of the tiles in ablution points in the various areas was found lacking. The taps provided in these ablution points are absolutely local made which need to be replaced by standard quality taps.

There has been definitely slow pace of work on this prestigious project as the physical progress is in no way commensurable to the funds released by the government. This can be substantiated by the fact that against the releases of Rs. 18.07 crore, the work done value is of the order of only Rs. 13.45 crore. Even on the day of physical inspection little men and machinery was found working on the project. On ascertaining the slow pace of the work, it was explained by Executive Engineer, JKPCC that this slow progress is mainly attributed to the late finalization and releases of the drawings by the Architect/Consultant from time to time for the execution of various items of work involved in the construction of mosque. The drawings/details in respect of the following items of work awaiting execution are reportedly still pending with the Architect/Consultant: -

- a/ Final Dome details/drawings;
- b/ Portico details (cover for main entrance);
- c./ Minaret joinery works & exterior finishing of whole structure;
- d/ Wall finishing drawings/details for all the floors and pinjra works of roof level ;
- e/ External developmental works including construction of accommodation for Sabahat and Baitul Quran and paths;

- f/ Balcony drawings/details for first floor;
- g/ Mini Dome details of Hamam roof;
- h/ Left entrance details and drawings on Hamam side

The inspecting officer had an interaction with the locals as well as the functionaries of the Auqaf Committee, Charar-e-Sharief shrine. They were looking very disconsolate and angry over the sluggish progress of work and desired that the Khankah should be completed without further delay. They further said that the construction of the mosque will be dream coming true for them as the general public has already waited for a longer period of time for it.

A huge retaining wall of about 300 Rft is also proposed to be constructed on the southern side of the mosque, which is presumed very essential after the terrace cutting for safeguarding the lives and property of the locals who are residing at the top of the vertical cliff created on account of construction of Hamam portion of the Khankah. The construction of the retaining wall forms part of the revised cost offer. However, the construction of the said retaining wall was taken up almost two years back but the work was suspended immediately after construction of only 40 Rft R/wall at higher contour due to some land dispute of the locals of the area with the Government. There are three persons who are claiming that their property which was gutted in the fire incident of 1995 has not been properly compensated. They have also approached the Hon'ble Court and obtained a status-quo order which has prevented the further execution of the said retaining wall. The Deputy Commissioner, Budgam had constituted a committee for settling such issues with the concerned persons on out of the court settlement basis. However, two of the three plaintiffs have entered into an agreement with the District Administration on out of court settlement basis. But the third plaintiff namely Shri Amir-ud-din Baba had not agreed to. He has reportedly obtained a decree passed by the Hon'ble Court in his favour for demarcation of 10 marlas of land at the top of the said cliff.

### Suggestions

The project assumes added significance in view of the religious and historical importance attached to it and under the given circumstances it becomes all the more necessary to have it completed as quickly as possible. On completion it can accommodate 15000 persons (approx) for offering prayers at a

given point of time. The work on the project has been going on now almost for the last one decade and is yet to see the light of the day. The executing agency may be asked to accelerate the pace of the work by taking it in double shift as sufficient funds are already available with them.

The Architect/Consultant (M/s Space Builders) needs to be persuaded by the Project Authority and the executing agency for finalization and release of the requisite drawings/details which are still pending with him. Besides, there has also to be proper coordination between the Architectural Consultant, Structural Consultant and the executing agency which would definitely help in early completion of the Khankah.

The District Administration and the Project Authority, Charar-e-Sharief Development Project needs to pursue the case of plaintiff namely Shri Amir-ud-Din vigorously in the Court for its early settlement. Besides the two other plaintiffs who have already entered into an agreement with the District Administration on out of court settlement basis may be persuaded for withdrawing their cases from the Hon'ble Court.

Once the cases are withdrawn by the two plaintiffs from the Court, the construction of the retaining wall needs to be resumed immediately as it becomes imperative for safeguarding the life and property of inhabitants residing at the top of vertical cliff which otherwise is apprehensive of suffering damage at any point of time which can be a cause of concern for the government. However, the portion of the retaining wall which has the claim of the third plaintiff can be taken up for construction after the final settlement of the case.

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:	Executive Engineer, JKPC Manager concerned, JKPC
Date of conduct of physical inspection:	12-04-2011



Left side view of the Khankah



Poor workmanship quality in laying and fixing of tiles in ablution points with providing of local made taps.



Sites where construction of retaining wall has been suspended





Work in progress for construction of main entrance stair of the Mosque



Prayer Hall in the Ground Floor