



GOVERNMENT OF JAMMU & KASHMIR
Chief Minister's Monitoring Cell
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Physical verification report of the project namely
"CONSTRUCTION OF MINI -SECRETARIAT KULGAM"



By
Joint Director,
CM's Monitoring Cell.

Name of the Project:	Construction of Mini-Secretariat, Kulgam.
Source of Funding	State Plan
Executing Agency	JKPCC.
Date of start of Work	January, 2008
Target date of completion	January, 2010
Expected date of completion	October, 2012

With the creation of eight new Administrative units in 2007 in the state, Kulgam was also given the status of a district. The office of the Deputy Commissioner is presently housed in the accommodation which originally belongs to R&B Division, Kulgam and is quite inadequate for smoothly running the day to day affairs of district administration. Besides the district offices are also housed in rented accommodations having mostly insufficient accommodation and as such the district officers also feel difficulties in the proper delivery of the services. It is purely in this backdrop that the government has decided to construct a Mini-Secretariat Complex at the district headquarter for which the work has been put to execution in January, 2008.

Financial Status

	(Rs. in crore)
Original Cost	29.61
Revised Cost	34.19
Funds released	19.54
Work done value	18.15

Reasons for cost revision:

- a) Addition of execution of "Site Development Works" at a cost of Rs. 3.47 crore.
- b) Providing of "Reliable Power Supply" with backup facilities at a cost of Rs. 1.11 crore.

Physical Progress

The project envisages construction of three building blocks for Mini-Secretariat Complex costing Rs. 20.86 crore under phase-I and construction of Meeting-cum-Conference Hall at a cost of Rs. 8.75 crore as phase-II. Phase-I now also involves the execution of Site Development Works by way of construction of compound walling/ chain link fencing, construction/ development of water channel, construction of approach roads and culverts with foot paths, construction/ development of parking areas for staff and public, levelling, turfing and development of lawns, providing of furniture/ fixture and reliable power supply.

The three building blocks viz; Central Block, Eastern Block and Western Block are coming up in a "U" shape over a plinth area of 30343 sft with a built up area of 89000 sft. The building blocks are in close contiguity to one another having inter-connectivity. The block wise accommodation is given below: -

Central Block: - This is the main block of the Mini-Secretariat (G+2) complex constructed over a plinth area of 7353 sft with attic in the centre. It is RCC framed structure with raft foundation. The block will have an elevator facility for the convenience of the officials and visitors. There are 40 rooms in this block including 3 medium size halls in second floor. This will have accommodation for Deputy Commissioner's office (DDC, ADC, ACR, CPO) ADDC's and DSEO's offices. The block is nearing completion as 95% of the work of this building block has been completed.

There are as many as 16 lavatory points in this block which includes 6 common lavatories separately for ladies and gents.

Eastern Block: - This block is also a three storey RCC framed structure with raft foundation constructed over a plinth area of 11495 sft. There are 68 rooms in this block with 21 rooms in Ground Floor, 24 in First Floor and 23 in Second Floor. The work of this block is also nearing completion as 95% of the work has been completed.

Western Block: - This block is still under construction as only 65% of the work has been executed. The structural design of this building block is similar to that of Eastern Block with same plinth area and accommodation.

So far as physical progress is concerned, the block has been partly roofed and the remaining roof work together with the tiling work in the corridors and other circulation areas and POP work is in progress.

Creation of Electric Sub-station:

This component of work is under execution through Electric Division Kulgam and involves installation of 1000 KVA capacity transformer, 250 KVA DG set, 630 KVA AVR and laying of HT/LT Network. This item of work has almost been completed.

Site Development Works:-

Construction of Boundary Wall: Against the target length of 3305 Rft, the plinth work has been completed for 2644 Rft and boundary wall constructed for the length of 2200 Rft with a height of 6 ft. 70% progress on this component of work has been achieved.

Internal approach road: this will be a double lane approach road with a length of 1178 rft with a central verge of 4 ft in between with footpath of 5 ft on the both the edges. The work has been taken up to GSB+G2 level with an overall physical progress of 60%.

Development of water channel: There is a water channel which runs across the premises. This water channel requires development and against target of 500 rft under phase-I, 360 rft length has been covered with RCC culvert also constructed over it.

The physical progress of the site development works is around 35% while as the Overall Physical progress of the whole project works out to 80%.

Observations/findings and Problem Areas:

The project is coming up on a piece of land measuring 96 kanals near the district headquarter. This is mostly proprietary land and has been acquired for the purpose. The scheme is yet to be administratively approved despite the fact that the original cost offer prepared by the JKPCC at a cost of Rs. 29.61 crore envisaging the construction of the Mini-Secretariat Complex and construction of Conference/Meeting Hall has been submitted by the DDC Kulgam to the Administrative Department in December, 2008. This was followed by another cost offer for execution of the Site Development Works and providing reliable power supply prepared at Rs. 4.54 crore which too has been sent to the Administrative Department for accord of approval in December, 2010 which is still awaited.

There are 5 structures existing within the premises which include 3 residential houses, a cowshed and a plinth. One of the double storey house structure and a cow shed belongs to a migrant. This construction is quite illegal as these structures have come up on a land titled "Shamilat-e-Najaiz". The case for removal of these structures is under process in the office of the Dy. Commissioner and is being referred to the Divisional Administration for taking a final decision in this regard. One namely Shri Gh. Rasool S/O Abdul Gani Bhat is creating hurdles in construction of boundary wall for a length of about 200 Rft on the right side (eastern side) of the premises. Basically this part of the boundary wall is touching his orchard which stands already acquired by the district administration for the purpose.

The inspecting officer had also an interaction with the DDC Kulgam who is very keen to shift to the new complex as the present accommodation is quite inadequate for his office. He said that funds to the extent of Rs. 70.00 lacs are urgently required by him for purchase of furniture/ fixture for new office complex. This demand has been projected by him under Site Development Works of the premises costing overall Rs. 342.96 lacs.

The completion of the project is now overdue by more than two years as it was actually scheduled for completion by January, 2010. It was given to understand by DGM concerned that the delay is mainly because of the agitation which took place in some parts of the valley in the summer 2009 and 2010 coupled with the slow flow of funds.

There is also a provision for installation of an elevator/lift in the Central Block but the same has not been installed as this component is not covered in the DPR.

The work of the construction of Meeting-cum-Conference hall is proposed to be taken up after the completion of phase-I which involves construction of the building blocks for offices and execution of Site Development Works.

43 grade OPC JK Cement and structural/ tar steel of SAIL has been used in the construction. Cement concreting tests have been regularly conducted during execution at Quality Control Lab of JKPCCL at Pampore by the executing agency. The result sheets produced divulge that the concreting has attained the desired strength.

Door/window frames of deodar wood have been provided in the building blocks. Window shutters are also of deodar wood while as wire-guaze shutters are of Kail wood which are white painted. Readymade door shutters (Solid Core Baffled shutters) have been fitted in the door frames.

The electric fixtures and sanitary-ware/ bathroom-ware have been provided of the following make: -

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|----|-------------------------|-----------|
| a) | Tube lights: | Phillips |
| b) | Fans: | USHA |
| c) | Gysers (35 Lits): | Hevells |
| d) | water mixers/taps: | JAQUAR |
| e) | Camoud/Cisterns: | Hindware. |
| f) | Switches/switch boards: | ROMA |

The electrification of the two building blocks has been done by the Electrical Wing of the JKPCCL. Errors were found in the installation and fixation of certain electrical fixtures particularly the electrical switch plates/boards. This part of work seems to have been done in a perfunctory manner as the

maximum number of switch plates/ boards have sunk in the walls besides having no proper levelling. Further the switches/ switch boards which are of ROMA make appear to be of an ordinary quality. However this aspect needs to be verified by a technical person.

It was reported by the DGM that there has been some minor modifications/ alterations in the internal accommodation of the Central Block as per desire of the District Development Commissioner.

Structural and the Architectural Consultancy to the project is provided by M/S Design & Planning Forum, Rajbagh, Srinagar for the project.

The Central Block and the Eastern Block which have been almost completed gives a splendid look from outside as the external façade of the building blocks has been furnished with texture paint with Dolpore sandstones fixed in fashions on the front side with certain portions covered with structural glazing.

10 PVC tanks of Sintex make have been installed in the Central Block with the capacity of 15000 Itrs (1500 Itrs each) and similarly 4 PVC tanks have been installed in the Eastern Block with the capacity of 8000 Itrs (2000 Itrs each). The construction of underground water sump of 30000 Itrs capacity has been completed and the main water supply connection with its subsequent connectivity to all the office rooms within these two blocks has also been provided

Vitrified tile flooring of Kajaria make has been provided in corridors and circulation areas with cement concrete floors in all the rooms except 4 officers' rooms where wooden flooring has been fixed in the Central Block with wooden panelling.

The roof is of the green coloured profile sheeting with insulation panels erected on a steel truss. The green colour roof sheeting is matching with the surroundings of the premises which are covered with lot of greenery. Red granite has been provided in stairs with stainless steel railing and this item of the work has been executed more skilfully and beautifully.

Wall cladding of Kajaria tiles have been provided in the circulation areas and corridors upto a height of 4 feet excluding skirting of 6 inch which has been provided of black Granite.

130 workers were seen working alongwith machinery on the project in the different directions on the day of inspection.

There will be a car parking area just in front of the building blocks which can accommodate at least 40 vehicles at a given point of time. There is also a lot of space in the backyard of the building blocks which has been earmarked for the car parking for meeting the requirements on certain big occasions like holding of the DDB meetings.

The main entrance gate which is at a distance from the office complex is under construction which is being made of Devri Stones which obviously presents a decent and heritage look. The overall quality of different items of work executed was found satisfactory.

The office complex besides housing the office of the DDC will also provide accommodation to the district offices which are presently running in hired accommodations. Once these building blocks come up, there will be no dearth of accommodation for the district offices as the complex is having the accommodation of nearly 175 rooms with regular power supply and adequate water facility with sufficient number of lavatory points.

Suggestions

- a) The Administrative Department should examine the cost offers submitted by the JKPC for accord of Administrative Approval.
- b) The District Administration should expedite the process of demolition of the 5 structures existing within the premises which have come up illegally on the land titled "Shamilat-e-Najaiz" and immediately refer the case to the Divisional Administration for final decision.

- c) The District Administration should also provide police assistance to the executing agency for construction of boundary wall for a length of about 200 Rft on the right side of the premises (eastern side) to overcome the resistance of the land owner whose land has already been acquired for the construction of office complex.
- d) The electrical wing of the JKPCC should immediately rectify the errors by way of proper levelling and installation of the electrical fixtures particularly the room switch boards/plates.
- e) The government should also consider immediate release of funds for the purchase of furniture/fixture for the DDC's Office for its shifting to the new complex.
- f) The executing agency should accelerate the pace of work of Western Block ensuring its completion by the end of May 2012 so that District offices also get shifted to this building block. It will also ensure that the pace of work is accelerated on the site development works particularly by way of lawn development, construction of approach road and main entrance gate.

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 Mushtaq Ahmad Shagoo, Dy. Gen. Manager (Civil), JKPCC, Kulgam. ii) Shri Nisar Ahmad, Manager, JKPCC, Kulgam. ii) Shri M. A. Wani, Architect.
Date of conduct of physical inspection:	10-04-2012



Inner view of the building block





Existing unwanted structures within the premises





Under construction Western Block



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Electrical fixtures, bathroom-ware & sanitary-ware installed



250 KVA DG set installed



1000 KVA Transformer



Lack of workmanship quality in installation electrical fixtures

