



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



By
Joint Director,
CM's Monitoring Cell.

Name of the Project:	Construction of Mini-Secretariat, Poonch.
Source of Funding	State Plan (Special Task Force Package)
Executing Agency	PWD (R&B), Division Poonch
Date of start of Work	April, 2012
Target date of completion	April, 2014
Expected date of completion	April, 2014, subject to availability of funds

District Poonch is a border district with Pakistan bordering on three sides. The district is having historic importance with a big Fort located at the district headquarter. All the offices of the district since independence were functioning in the said fort building.

The fort had suffered damage due to earthquake of 2005 and as sequel to it, the offices were shifted from there as it was declared unsafe. Most of the district offices are presently running in rented buildings which do not have sufficient and proper accommodation besides being situated at different locations which has been coming in the way of delivery of the public services in a more effective and efficient manner. The government taking cognizance of this aspect approved the construction of Mini-Secretariat Complex at Poonch for providing accommodation for district offices under Special Task Force programme for Jammu division.

Financial Status

	(Rs. in crore)
Original Cost	13.70
Likely Revised Cost	18.35
Funds released	5.00
Expenditure ending September, 2012	5.00
Work done liability	0.30

Physical Progress

The project envisages construction of a three storey building over an plinth area of 16500 sft with construction of a boundary wall around the premises and site development works etc. So far as physical progress is concerned, the construction work of complex of ground floor has been taken up to the lintel level with steel reinforcement work for laying of RCC slab in progress.

35% progress has been achieved in plinth work of boundary wall. Against the target length of 450 mtr the plinth has been constructed for a length of 152 mtr.

There is a progress of 65% in earth cutting/levelling work. 10645 cums earth work has been done against the target of 15000 cums.

The overall physical progress of the project is around 25%.

Observations/findings and Problem Areas:

The construction of Mini Secretariat for district Poonch assumes added significance in view of the fact that most of the district offices are presently functioning in the rented accommodation. The district offices were earlier housed in the Fort building which had developed cracks during the earth quake of 2005 rendering it unsafe for future usage and as a result of which the offices were shifted from there. The offices housed in rented buildings reportedly do not have proper and sufficient accommodation besides being scattered at different locations and this aspect is affecting in the delivery of the public services.

The construction of Mini Secretariat complex has been sanctioned under Special Task Force programme (State Plan) for Jammu Division for which an amount of Rs. 10.00 crore has been earmarked. The building is coming up on a piece of proprietary land measuring 22 kanals and 6 marlas near the District Police Lines which is in proximity to Poonch Town. The compensation cost of land so acquired for project execution works out to Rs. 4.40 crore. Out of this land compensation cost, an amount of Rs. 2.20 crore has been disbursed to the land owners. But the agony of the case is that the compensation cost of Rs. 2.20 crore has been paid out of the amount of Rs. 5.00 crore released during 2011-12 meant for construction of Mini Secretariat.

While an amount of Rs. 10.00 crore only has been earmarked for construction of complex but contrary to this, the cost estimates have been prepared at Rs. 13.70 crore and this project cost do not contain the provision for land compensation. Given this situation, the total cost of the project (cost of building- Rs. 13.70 crore + land compensation cost- Rs. 4.40 crore) has swelled to Rs. 18.10 crore. An amount of Rs. 10.00 crore is sanctioned under Special Task Force programme and therefore, the leftover amount of Rs. 8.10 crore has to be arranged from the State Plan. The Executive Engineer also requested for release of further funds during the current year (2012-13) as the earlier released amount of Rs. 5.00 crore has since exhausted.

On enquiry of paying land compensation of Rs. 2.20 crore from out of the funds meant for construction of complex, it was revealed by Executive Engineer that there is a proper permission from Deputy Commissioner, Poonch for the same. It was further explained by him that the state land was not available anywhere in the vicinity and, therefore, there was no alternative other than acquisition of the proprietary land. The papers for accord of Administrative Approval for construction of Mini Secretariat Complex at a cost of Rs. 13.70 crore have been submitted by Chief Engineer, (R&B) Jammu to Public Works (R&B) Department in August, 2011 which is still awaited. But the matter of the fact is that the said papers should have been sent to Revenue Department being Administrative Department for the said purpose.

The work on the project has been put to execution in April, 2012 and during the span of six months substantial progress has been achieved and it appears that the complex shall get completed by the target date of completion of April, 2014, provided the funds flow smoothly towards its execution.

The scheme as such is not fraught with any kind of problem other than the cost escalation. On the day of inspection the work on the project was found going on smoothly and as many as 30 skilled/non-skilled workers along with machinery were seen working. The construction of the complex forms phase 1st of the

project in which there is a proposal of accommodating at least 16 district offices and there is also a proposal of constructing two more complexes within the premises for accommodating other district offices as well for which sufficient provision of land is available.

There is a local link road passing on a higher contour on the eastern side of premises which had started sinking/ eroding as a result of earth cutting work. The agency has done some protection work to prevent soil erosion on that side. But in order to fully safeguard the road further protection work is required to be carried out there. This work involves a further financial implication of Rs. 25.00 lacs which item of work too is not covered in the cost estimates.

The building is an RCC framed structure with raft foundation. Huge quantity of good quality building material in the shape of Bajri, Sand, Cement and Tar steel was seen lying on the project site. The bricks used in the construction are being transported from Jammu as reportedly standard quality bricks are not locally available and even the skilled workers are also hired from other places as the same are hardly available in the district.

Structural consultancy for the project is provided by M/S Chanchal Khajuria & Engineers and Architectural Consultancy is given by Vij & Anand Associates, Jammu. There shall also be an elevator facility within the building. The agency has established its office at the project site for the purposes of maintaining proper supervision during construction. It has its testing lab at a stone's throw distance from the site of the project where the testing of the material particularly the testing of cement concreting is done. The cement concreting results produced before inspecting officer showed that the concreting has attained the desired strength. It was explained by the Xen that due to unavailability of requisite quantity of Tar Steel at the Central Stores and SAIL some quantity of the Tar steel used in the construction has been procured from other agencies.

The over all quality of works executed was found good.

Suggestions

- a) The Administrative Department should consider accord of AA to the project which has been submitted by Chief Engineer, R&B Jammu in August, 2011. It should also consider release of at least remaining earmarked amount of Rs. 5.00 crore during the current financial year for facilitating further execution of the scheme.
- b) The executing agency should submit the revised DPR in view of the likely cost revision to the Administrative Department for further action.
- c) The Administrative Department should also keep sufficient provision of funds in the next financial year (2013-14) to meet out the requirement of balance funds needed for completion of the project.
- d) The agency should maintain bar chart indicating there in the timelines for execution of each item of work involved in the construction of the Mini secretariat.

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 Abdullah, Executive Engineer, R&B Division Poonch. ii) AEE, R&B Division Poonch & JEs Concerned.
Date of conduct of physical inspection:	21-10-2012



Material Dumped at site





Men and Machinery at Work





Construction of boundary wall around premises



View of eastern side where protection work is further required to safeguard the road



View of the material testing laboratory

