



GOVERNMENT OF JAMMU & KASHMIR  
Chief Minister's Monitoring Cell

Physical verification report of the project namely  
"Construction of New Type Primary Health Centre  
at village Batpora-Magam, Handwara, District  
Kupwara



By Joint Director,  
CM's Monitoring Cell.

## PHYSICAL VERIFICATION REPORT

Name of the Project:	Primary Health Centre at village Batpora-Magam, Handwara District Kupwara
Source of Funding	State Plan
Executing Agency	JKPCC Ltd
Year of start of Work	October 2004
Original target date of completion of the project	October, 2006 (two working seasons subject to availability of funds)

In order to provide better healthcare facilities for the general public, the State Govt has embarked on a plan to develop the requisite infrastructure in accordance with the requirements in various cities, towns and villages of the state. In far-flung and rural areas, Allopathic/Unani Dispensaries established in the past do not cater to the present day needs of the dependent village population due to reasons of population explosion, people's awareness about better health care facilities etc. As such it has been felt necessary to construct Primary Health Centers at various selected locations in the rural areas also for providing better facilities in respect of Medicare for the people living in and around such centers. One such Primary Health Centre was approved for construction at Batpora Magam, Handwara in Kupwara District for which execution started in the year, 2004.

### Financial Status

(` In crore)

Original cost	1.68
Revised cost	2.16
Funds released ending 10/2011	1.95

Value of work done as on 10/2011	1.56
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### Physical progress

The project envisages construction of PHC, construction of Medical Officer's residential Quarter, landscape development within the premises etc. The construction of PHC building stands completed in March, 2010 and handed over to the concerned for its use.

The construction of PHC Batpora was taken up in the year 2004 through JKPC at the site identified by the authorities at an original cost of ` 168.00 lacs which was later revised to ` 216.00 lacs. The reasons for cost revision are attributed mainly to non-availability of the land at the proper time and escalation in the rates of building construction material.

The PHC is a double storeyed building completed at a cost of ` 90.00 lacs (approx.) in March, 2010. The PHC interalia has the medicare facilities like Male OPD, Female OPD, Dental Section, Ophthalmology Section, X-ray facility, Immunization, Labour room, Dispensary, Dressing room, Maternity ward, G. ward Female, G. ward Male and Toilet blocks separate for Ladies and Gents.

The retaining wall on backside of the PHC has also been completed and the work on the other three sides of the boundary wall was found under progress by way of laying of cement concert blocks which is being executed through R&B Div Handwara under NRHM.

The construction of Medical Officer's Residential Quarter costing Rs 50.00 lacs within the premises of the PHC which forms Phase II of the scheme is yet to be taken up for execution despite availability of the funds.

### Observations/findings

The physical inspection of the scheme was ordered to be undertaken on the basis of the representation which was made by the public of village Batpora, Magam, Handwara to the Hon'ble Chief Minister regarding construction of the PHC and further execution of the project by way of construction of the MOs Quarter by the JKPCCL.

The scheme is not administratively approved as yet despite the fact that the revised cost offer for an amount of ` 2.16 crore prepared by the JKPCCL Ltd has been sent to the concerned quarters for necessary action in year 2008.

The building has been constructed on a masonry load bearing plinth structure having a plinth area of 4517sft. The PHC is double storeyed building constructed on a piece of land measuring 5 Kanals on a hill toe on a slightly higher contour of the road with ramps provided on the either sides of stair at the main entrance point.

The whole project should have been completed much earlier by now as there has been no funding problem. The funds have flowed quite smoothly for its execution which can be substantiated by the fact that more than 90% funds against the revised project cost were released by the year 2009.

Deodar wood has been provided for doors and window frames whileas kail wood has been used in window and door shutters. Few window shutters were seen cracked and one of door shutter (out of the pair) was found short of the other one in size housing one of the wards of the PHC.

Kota stone flooring has been laid in stairs and corridors and this part of the work was found to have been done satisfactorily. Roofing have been provided with CGI sheets over welded built-up steel truss.

An internal electrification has been done using concealed conduits for wiring. Ceiling fans of Bajaj, lighting accessories of Philips and SSK make with water taps of Parko have been fixed. Power supply has been provided through local transformer to the PHC which is functional.

Water storage facilities have been provided by way of installation of 4 number storage tanks of 1000 ltrs capacity and 3 number tanks of 500 ltrs capacity each. The outlet pipes of the toilet points were found choked. It was assumed that this might have been due to use by the public but the case is not like that, because it was given to understand by the Medical Officer of the PHC that at the time of taking over of the building, the problem was very much there.

There is water seepage in the walls of the rooms housing General Male ward and Female ward. This seepage is as a result of leaking of the water pipes fitted to the storage tanks installed on the top floor of the building under roof. The walls have become quite shabby besides suffering damage and the leakage/seepage was found even on the day of inspection. On enquiry the Manager JKPC assured that immediate remedial measures would be taken to overcome the leakage problem.

The building has developed numerous cracks from outside and inside as well which are quite visible from a distance. However the cracks are bigger and wide at certain spots on the inner side of the PHC which seems alarming. On enquiry it was explained by the Project Manager that the cracks have developed as a result of vibration caused by the movement of the machinery within the premises. But the plea taken by him was not found convincing and reasonable because the construction has taken place on a hill toe where the earth can be considered to be stable one. The impact of the crack in the toilet point is such that even the tiles fixed

on the wall have cracked with the crack in the wall. This gives an impression that either the substandard material has been used in construction or there has been lack of supervision on the part of engineering staff during its execution. However it was assured by the Project Manager that the faults would be corrected very shortly but that would not serve the purpose as the repairing of the outer surfaces cannot correct the basic fault of cracks. If the cracks are deep inside then the building is not going to withstand for a longer period of time.

The workmanship quality in fixing of the ceiling provided in the first floor (top floor) was not also found satisfactory. In some rooms the ceiling has not been levelled properly which gives again an impression that the execution for this part of work has been carried out in a perfunctory manner. Further it is apprehended that standard material has not been used for execution of this item of work but this aspect needs to be verified by a technical person.

The catchment deep drain constructed with the retaining wall on hill side was also found choked and as such has become dysfunctional.

While going through the DPR of PHC it was found that one of the items of work to be executed is construction of boundary wall and the main gate costing Rs 16.50 lacs. Being a part of the project the work should have been executed through JKPC which is executing the project but contrary to this the execution of this item of work was found under progress on the day of inspection through R&B Div Handwara. On enquiry it was reported by Xen R&B that a separate DPR for construction of boundary wall has been prepared by his Division at a cost of ` 13.95 lacs against which Rs 5.00 lacs have released under NRHM by the Directorate of Health Services, Kashmir and ` 3.00 lacs also expended on this account. This is quite confusing as to how and

why a separate DPR has been prepared for this part of work when this component of work is already included in the DPR prepared by the JKPC for execution of the scheme.

There is a temporary house structure of one namely Shri Gh Rasool Bhat which is coming in the way of the boundary wall of the PHC presently under execution. This structure has been constructed by him long back and he has reportedly no land anywhere of his own where he could erect his house structure and as such will get displaced as a result of this construction. The person being financially very unsound, pleaded for allotment of a small piece of state land with financial support under IAY for construction of his residential house.

Further the Project Manager, JKPC was not fully aware of the various details of the project viz-a-viz; the release of funds, expenditure, plinth/floor area of the PHC, source of funding etc.

The keys of the some of the rooms were not made available which were locked from outside and as such could not be inspected notwithstanding the fact that the agency was very well informed about the physical inspection of the work.

### Suggestions

The Competent Authority should process the case for accord of administrative approval to the project as more than 90% of the funds have flowed down for its execution.

The authorities should institute an inquiry by way of a constituting a team which should comprise of capable and honest engineers for ascertaining the reasons as to why and how there have been cracks in the building immediately after its completion and use. If the cracks are as a result of using substandard material or lack of

supervision during its execution the responsibility of the officers' may be fixed by way of serving them with the punishment of highest severity so that a deterrent is created for others in future for such lapses. Further it is suggested that the repairs to be carried out on this account should be at the cost of the salary of the engineering staff who were supposed to supervise the construction of the PHC and if attained superannuation then from their pension dues.

Immediate steps need to be taken by the executing agency for release of the choked outlet pipes of the toilet points and catchment drain of the retaining wall, replacement of broken tiles, repairs/ proper levelling of the ceiling in some rooms and carrying out other repairs wherever required.

The executing agency should also take up work of the MOs Quarter for which land as well as funds are already available. However, it should be ensured by the agency that proper supervision is maintained by the engineering staff during its execution.

The Health & Medical Education Department should examine the issue of release of funds and preparation of a separate DPR by R&B Div Handwara for construction of boundary wall of the PHC for avoiding the overlapping and duplicacy of funds.

Since the Manager of JKPCC was oblivious about the project details so it becomes amply clear that he has been lacking interest in execution of the scheme and as such the authorities can consider his shifting relatively to an unimportant place and a capable person deputed in his place particularly when the construction of the MOs Quarter is likely to take place.

The district administration can consider accommodating Shri Gh Rasool Bhat under IAY for construction of his residential house on kacharai /state

land who is likely to get displaced as a result of the construction of the boundary wall of the PHC.

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, R&B Div Handwara AEE, R&B Div Handwara Project Manager, JKPCC
Date of conduct of physical inspection:	28-11-2011



Water leakage/seepage in the walls of PHC



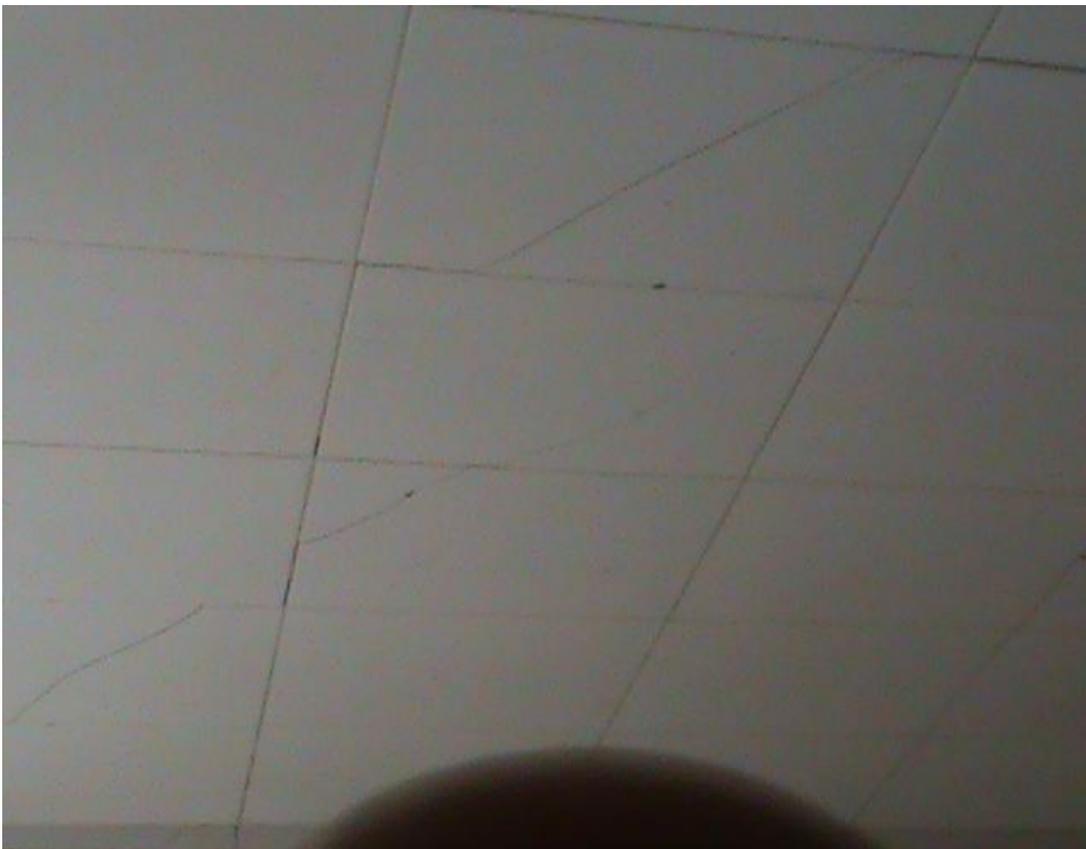


Cracks developed in the walls of the PHC





Cracked/broken tiles in the toilet points





Lack of workmanship quality in fixing of the ceiling



Fair-weather approach road to PHC



Laying of cement concrete block for boundary wall of PHC under progress



Temporary house structure coming in the alignment of the boundary wall of the PHC