



## GOVERNMENT OF JAMMU & KASHMIR

Chief Minister's Monitoring Cell

**"Construction of shopping (Rehabilitation) Complex for  
shopkeepers near exhibition ground"**

**(Physical Verification Report)**



By Joint Director,  
CM's Monitoring Cell.

**PHYSICAL VERIFICATION REPORT**

<b>Name of the Project:</b>	Construction of shopping (Rehabilitation) complex near exhibition ground.
<b>Source of Funding</b>	PMRP (counterpart fund)
<b>Executing Agency</b>	JKPCC, Unit II
<b>Year of start of Work</b>	April, 2011
<b>Target date of completion</b>	Phase 1 <sup>st</sup> – (Basement+ Ground & 1 <sup>st</sup> Floor) November- 2012 November, 2013 (Whole project)

Traffic problems in the city of Srinagar are numerous. Due to manifold increase in vehicular population over the years, traffic jams particularly in the two capital cities of the state have become a routine. As a result of the routine traffic jams, the commuters/passengers would get stuck in the jams for hours together. To overcome the inconvenience being faced by the public on this account, the government has decided to construct a flyover from Jehangir Chowk to Rambagh in the Srinagar city. But the construction of flyover involves acquisition of land and structures as well resulting in displacement of shopkeepers etc; coming in the alignment of the proposed flyover.

In order to rehabilitate such displaced shopkeepers and other likewise affected people; the construction of Shopping-cum-Rehabilitation complex near exhibition ground, Srinagar was taken in hand by the government in the year, 2011.

**Financial status:**

	( in crore)
Estimated Cost	48.93
Funds released (ending Dec, 2012)	10.00
Expenditure	10.00
Work done value	12.50
Balance funds required	38.93

### **Physical Status of Works:**

The project envisages the construction of a four storey building plus the basement area. The building is a RCC framed structure with pile foundation.

The whole complex has been taken up under three modules i.e. Module A, B and C. The plinth area of the whole structure is 34511 sft (481'x71') with a total built-up area of 141268 sft. The floorwise accommodation and physical progress is detailed as under:-

	<b><i>Accommodation</i></b>	<b><i>Physical progress</i></b>
<i>Basement</i>	Vehicle parking	85% completed
	30 godowns	completed
<b><i>Module A</i></b>		
<i>Ground floor</i>	25 shops	completed
<i>1<sup>st</sup> floor</i>	26 shops	completed
<b><i>Module B</i></b>		
<i>Ground floor</i>	10 shops	completed
<i>1<sup>st</sup> floor</i>	10 shops	completed
<b><i>Module C</i></b>		
<i>Ground floor</i>	25 shops	20 completed
<i>1<sup>st</sup> floor</i>	26 shops	Out of 26, work is under progress for 10 shops.

The construction of 2<sup>nd</sup> and 3<sup>rd</sup> floor in respect of all the three modules is yet to be taken up. The overall physical progress works out around 35%.

### **General Observations/ Problem areas:**

The complex is coming up on a piece of land measuring about 10 and a half kanals with a size of 563'x105' in close proximity to exhibition ground. This place was earlier housing the various government office buildings like PDD, R&B, Crime Branch etc which suffered massive damage due to fire incident in the year 2010.

The execution of the project has been divided into two phases. The 1<sup>st</sup> phase comprises construction of basement area, ground and 1<sup>st</sup> floor. The date of completion for this phase was stipulated as ending November 2012 and for the work in the remaining two floors (2<sup>nd</sup> and 3<sup>rd</sup>) under phase 2<sup>nd</sup> as November, 2013. The agency is lagging behind the targets as the work under phase 1<sup>st</sup> is still under progress and is expected to get completed by April, 2013. The accommodation provided in the complex in Ground and 1<sup>st</sup> floor is exclusively meant for rehabilitation of the shopkeepers which are likely to get

displaced with the construction of the proposed flyover from Jahangir Chowk to Rambagh. The accommodation in the 2<sup>nd</sup> and 3<sup>rd</sup> floor has been earmarked for housing the various government offices.

The basement area has been developed for parking of the vehicles besides construction of 30 godowns for shopkeepers. It is estimated that the area shall accommodate 120-140 vehicles at a given point in time with separate entry and exit points. Against the target of constructing a total of 122 shops in ground floor & 1<sup>st</sup> floor, 90 shops stand completed except some minor finishing works. The rolling shutters have also been fixed in these shops and godowns. The work of the ground floor and 1<sup>st</sup> floor for Modules A & B has been almost completed while as in case of Module C the work was found under progress at ground floor level. 30 godowns constructed in the basement area are of the size of 8<sup>1/2</sup>'x18' while as the shops vary in dimension generally with a carpet size of 10'x18' and 13'x18'. The hardener flooring is yet to be laid in the basement and it was informed that the same shall be undertaken only in the month of March, 2013 when the weather becomes favourable for doing this part of work.

The work on the project has been put to execution in April, 2011, but before executing the work the sub soil investigation has been carried out at the quality control lab of JKPCC located at Pampore to ascertain the sub soil consistency and strength of bearing capacity for foundation. The testing report has suggested either laying for RCC raft foundation or pile foundation for building construction. It was informed by the DGM, JKPCC that the building has been raised on pile foundation and as many as 441 piles of 12mtr depth with 600 mm dia have been buried under the ground for the purpose.

The awarding of contract for the project namely "construction of flyover from Jahangir Chowk to Rambagh" is linked to the implementation of the resettlement plan for the shopkeepers likely to get displaced by the project execution as agreed upon during the visit of ADB Mission in November-December, 2011. Consequently, the JKPCC was impressed upon time and time again by the higher authorities to accelerate the pace of work to ensure the completion of the project at an earliest. But despite this the agency has not been able to achieve the 100% targets so far as it relates to the execution of the work under phase 1<sup>st</sup> by way of construction of the shops.

A day before the on-spot inspection of the project by the officer of the Monitoring Cell, the Divisional Commissioner, Kashmir along with DDC, Srinagar and CEO, ERA had also inspected the spot to take stock of the progress of the construction work of the complex. On the very next day the Divisional Administration held a meeting to review the progress of the

developmental projects wherein the progress of the project in question also came under comprehensive and detailed discussion.

There is no Administrative Approval to the project as yet. A Preliminary Project Report (PPR) (Abstract of Cost) of the scheme at 48.93 crore has been prepared by JKPCC and sent to the Director Central, ERA by Chief Engineer, R&B Kashmir after scrutiny for further necessary action. While framing the estimates, the CPWD Plinth Area Rate Schedule of 2007 has been applied with Cost Index of 169 base 100 as per guidelines of the CPWD. The estimates so framed inter alia includes 15% agency charges ( 6.88 crore) and 3.50% consultancy and contingency charges ( 1.55 crore). The estimates include execution/installation of optional items like creation of electric sub station, installation of fire fighting equipments, HVAC etc at cost of 3.12 crore. The consultancy and contingency charges have been mixed and put together in the cost estimates while as it's costing should have been shown separately. However, it was later on clarified by the DGM concerned that 1% charges are for contingency and 2.5% for consultancy which works out to 0.48 crore and 1.07 crore respectively. The aspect of consultancy charges needs to be negotiated by the executing agency with the Consultant Agency to bring it on the lower side. It is pertinent to mention here that JKPCC is also functioning as a contractor for the government works for which 15% price preference as agency charges are given to it, so the amount shown as consultancy and contingency charges should form the part of the agency charges of 15%. The total built-up area of the complex is 141268 sft approximately and as such the construction cost (excluding the cost of optional item) works out to around 3300/sft.

It has been observed over a period of time that Government has taken up numerous projects for the development of the state and the cost of maximum of the projects runs in crores of rupees. The agencies through which these projects are being executed are generally charging some percentage of the project cost for structural and architectural consultancy. As the cost of the project goes up, the consultancy charges also shoots up proportionately which ultimately eats up the vital of the project. It should have been in the fitness of the things if a mechanism is evolved by way of fixing a ceiling instead of %age of the project cost as consultancy charges particularly for the projects costing more than 5.00 crore.

Around 35% of the physical progress stands already achieved and the fact remains that by now the agency should have framed the comprehensive DPR which inter alia would indicate the cost estimates of each item of work involved in the execution of project. But reportedly this part of the work has not been done so far and under the circumstances, the accord of AA and technical sanction to the project seems quite far away at this juncture.

The Architectural Consultancy to the project is provided by the Space builders, Srinagar whereas Structural consultancy is given by a Professor of NIT, Srinagar. Electrification work in the basement and ground floor of Module A and B is under progress through the electrical wing of JKPC. The electrical fixtures of 'Elegrand', 'Philips' and 'Anchor' make have been fitted in the building. Certain errors were found in fixing of the electrical fixtures at few spots for which the concerned officials were on-spot asked to rectify the same.

Around 50 skilled/semi-skilled workers along with machinery were found working on the site of the project in different areas on the day of inspection. OPC 43 Grade of JK Cements and tar steel procured from Steel Authority of India Ltd (SAIL) is being used for construction. Cement concreting tests are being carried out regularly at quality control lab of JKPC and the result sheets of cement concreting produced before the inspecting officer indicate that the concreting had attained the required strength and passed the tests. Building material in the shape of sand, bajri, cement and tar steel was seen dumped at the project site.

Though the agency has not been able to achieve the fixed targets as stipulated by November, 2012 but the bar charts were seen maintained and displayed at the site office of the project. The delay in achieving the 100% targets set under Phase 1<sup>st</sup> by the stipulated time period is attributed by the agency to the following:-

- ✚ The work was put to halt for two months (June- July, 2012) as SMC did not allow the construction work during this period because of objection of executing the scheme without seeking building permission. It was only after obtaining the permission; the SMC allowed further construction on the complex.
- ✚ Near the extreme end of the building where Module C is coming up, a structure of R&B sub div office existed which issue also took two months in resolution and its demolition.
- ✚ A Chinar tree and a canteen shed existed within the premises also hindered the execution of the project for some time which subsequently were removed with the intervention of the Divisional Administration.

There shall be a separate approach road for shopkeepers and public for entry into the shopping complex on the front side having 14 ft width and separate entrance for officials on the back side of the building with 16 feet width. Presently there exist two shops which belong to Handicrafts Department and are coming in the alignment of the front approach road of

the complex at entry point which need demolition. It was informed by the DGM, JKPCCC that the issue of demolition of these shops had already been taken up with the concerned Department by ERA for its expeditious dispensation. But reportedly this issue had been resolved itself during the course of the meeting chaired by Divisional Commissioner, Kashmir while taking review of the developmental works on 16-01-2013 in which the representative of the Handicrafts Department was also present and it has been decided in the meeting that ERA in association with JKPCCC will demolish the two shops which are existing in the entry point of the complex. The DGM concerned also explained that SMC may not allow construction of 3<sup>rd</sup> floor of the complex until proper permission for the same is obtained. The issue of building permission for raising 3<sup>rd</sup> floor stands taken up with SMC by ERA for which reportedly the prescribed fee has been deposited with the Corporation.

The construction work of 90 shops in all the three modules has almost been completed with cement plastering and snowsem wash on interior walls except ceiling which part has been left to shopkeepers for interior designing. Granite flooring has been provided in the corridors and circulation areas with skirting. At certain spots the granite flooring was found damaged/ broken particularly on stair edges. Aluminium window frames/shutters have been fixed in the shops/godowns and other areas of the building.

The overall quality of works executed was found satisfactory.

**Suggestions:**

- (i). The executing agency should immediately prepare the DPR, if not prepared until now and submit the same to the competent authority for accord of administrative approval after completion of requisite formalities.
- (ii). The executing agency should accelerate the pace of work on the project to ensure the completion of the remaining portion of work under phase 1<sup>st</sup> as early as possible so that the likely displaced shopkeepers are rehabilitated in the shopping complex. It should also ensure that the work under Phase 2<sup>nd</sup> for construction of 2<sup>nd</sup> & 3<sup>rd</sup> floor is also completed by the targeted date of November, 2013.
- (iii). The SMC should examine and process the request made by ERA for granting permission for construction of 3<sup>rd</sup> floor of the complex.
- (iv). The executing agency should ensure that the damaged/broken granite sheets are removed and replaced by laying and fixing new sheets before handing over the shops to shopkeepers.

- (v). The executing agency in consultation with ERA should initiate the process of demolition of the two shops belonging to Handicrafts Department as per the decision taken in the meeting chaired by Divisional Commissioner, Kashmir on 16-01-2013.

<b>Physical Verification Conducted by</b>	Shri Altaf Ahmad Zargar, Joint Director Planning, Monitoring Cell, Chief Minister's Secretariat.
<b>Officers of Executing Agency who accompanied the inspecting officer</b>	Shri Parvaiz Rasool DGM, JKPCC Unit II
<b>Date of conduct of physical verification</b>	16-01-2013



View of vehicle parking and godowns with rolling shutters for shopkeepers in the basement



Work in progress in Module C



Construction material dumped at site



Almunium window shutters and frames fixed in the shopping complex



Two shops coming in the alignment of the approach road at the entry point.



Main entry side of the Shopping Complex