



GOVERNMENT OF JAMMU & KASHMIR
Chief Minister's Monitoring Cell

Physical verification report of the project namely
"Construction of New SPS Central Library at Srinagar"



By Joint Director,
CM's Monitoring Cell.

PHYSICAL VERIFICATION REPORT

Name of the Project	Construction of New SPS Central Library at Srinagar
Source of Funding	State Plan
Executing Agency	JKPCC Ltd
Year of start of Work	December-2004
Target date of completion	December-2006
Expected date of completion	December- 2013

Among the libraries of the present times, the SPS library at the Bund area, Srinagar remains the biggest and the most important library of Kashmir. But, the structure housing the library being in a dilapidated condition and deficient in terms of space, a need had risen to construct a new library which among other facilities should provide adequate space for the users/readers. It is purely in this backdrop that the Govt of J&K has decided to construct a New SPS Central library in the heart of Srinagar at Moulana Azad Road, Srinagar.

Financial Status

	(` in crore)
Estimated cost	17.34
Funds Released	8.31
Expenditure	7.50

The expenditure of ` 7.50 crore includes an amount of ` 2.00 crore for which the building material stand procured.

Physical status

The super structure is a RCC framed structure with pile foundation. The building is having a plinth area of 7309 sft with a built-up area of 23261 sft. Out of the total plinth area of 7309 sft the construction for an area of 6209 sft has been raised upto 4th floor and for the rest of the plinth portion of 1100 sft the work is in progress by way of piling and mud matting. The construction of the plinth for the building under two phases is attributed to the fact that in the back portion an old wooden structure existed and the case for its dismantling was settled only in July, 2010 which had subsequently paved way for construction on the said portion.

The Xen reported that the work on the front portion of the building could not be speeded up because of the land problem in its back side. The Consultant Agency had advised the executing agency not to go for further construction on the front side until backside construction does not come up to the level of front side.

This super structure shall have 7 floors including two mezzanine floors and a car parking carved out in the basement which is estimated to accommodate 30 vehicles at a time.

The whole structure is being erected with reinforced cement concrete columns. The super structure has been raised up to the level of 3rd floor and shuttering for laying slab for 4th floor is in progress. Partition walls for the raised floors have also been completed along with cement plastering. The brick work in between column structures is also under progress.

The ground floor shall have the accommodation for Main Vestibule, Book Return, Security Booths, Cloak, Reception/ Book Issue Rooms, Main Reading Room (about 1800 sft in area), rooms for staff and the areas for acquisition/ binding and processing of books.

Mezzanine floors shall contain a manuscript room of about 1000 sft in area. It shall also have a Childrens' Centre with special book section and play audio/visual screening area (about 1800 sft area) to accelerate and encourage participation among the children with an Exhibition-cum-Art Centre to involve artist community and other intellectual sections of about 1500 sft. A canteen for about 1500 sft area and an internet centre with numerous booths to encourage global access to books and other information banks. There would be a reference section for serious readers and scholars with about 15 carrels (cubicles) for desired privacy in this section.

Service Core Section shall have a scientific lift having a specifically designed cabin moulded in shape of a Kashmiri Samavar to be visible from a distance. Other than that there shall be a staircase, emergency stair case and toilets for ladies and gents seperately. A dumbwaiter lift shall also be provided to facilitate swift vertical movement of books.

Window/ door frames of deodar wood have been provided in the 1st and 2nd floor at the required places.

Electrification & sanitary works have not yet been undertaken and it was reported by the Xen that the work on this account shall start shortly.

Compound walling on the front side has been completed and the walling on the left and backside of the premises has to be developed afresh.

Overall the library shall have capacity to accommodate about 2,00,000 books in general sections and 30,000 books in reference section. In addition to this there shall be space for manuscripts and books for children in a separate section.

The physical progress of the project is around 20% for which the quality of works executed was found good.

Observations/Findings/problem areas

The building is coming up on a piece of land measuring about 2 Kanals and 15 Marlas at M.A. Road Srinagar without any lawn facility. This is the area which remains full of public hustle & bustle having commercial units around it. This place can also be termed as a place of traffic convergence of commercial as well as non-commercial vehicles with a traffic signal point nearby, thereby creating lot of noise pollution particularly by blowing the traffic horns. This kind of environment is definitely going to disturb the tranquil atmosphere required for the Library purposes where the people also have to do lot of reading & writing. It would perhaps have been more appropriate to construct the Library somewhere at an isolated place free from the noise pollution.

The scheme is not administratively approved as yet notwithstanding with the fact that the cost offer for an amount of ` 17.34 crore prepared by the JKPCC Ltd has been sent to concerned authorities for necessary action in September, 2005. Further it has been observed by the officers of the Monitoring Cell during physical inspection of the developmental projects, for the last 1 and 1/2 year that there is hardly any scheme for which administrative approval has been accorded by the authorities. It appears that the departments are wont of not processing the cases for according AA to the projects once approved by the Government for execution.

The project has been divided in to two phases. Phase 1st costing ` 1410.27 lacs would cover construction of main building with finishing and ancillary items and the Phase 2nd costing ` 323.84 lacs would include development of site, compound walling etc.

The project is likely to undergo upward cost revision by around 90% which means that the scheme will now cost double the amount it was estimated. The original cost has been prepared on the basis of CPWD rate schedule of 1992 which too has undergone revision and as such the CPWD rate schedule of 2007 with cost index 156% (above) shall be applied in the revised estimates.

There has been huge delay in completion of the project which was targeted for completion in two working seasons with construction work having taken place in December 2004. It was given to understand by Xen that during the period (December 2004- December 2009) the pace of work has been sluggish and it is only since last 2 years that scheme has picked up progress. Building permission has been obtained for construction of building from SMC. Dumping of huge quantity of construction material by way of steel, cement etc is not possible at site because of limited space and it is for this reason the agency has kept the material at JKPCC store at Pampore where from it is transported on need basis.

The delay in completion of the scheme is mainly attributed to the slow funding flow over the years coupled with the unsettlement of the demolition of the two storeyed wooden structure of Directorate of Libraries & Research which existed in the backside of the premises. The project as of now is not facing any kind of problem other than the funding. The sluggish flow of funds can be substantiated with the fact that only 48% funds (₹ 8.31 crore) have been released against the project cost of ₹ 17.34 crore over a period of 7 years. The pattern of funding is not going to help out the project to complete it within the expected date of completion of December, 2013 but contrary to this the funding pattern has created problems for the Government as it has to undergo now a huge cost escalation.

The execution of the project attains tremendous amount of significance once it comes up with the requisite

infrastructure. It is expected to provide education & information to the large section of the society through the books & manuscripts. At the same time, it shall provide online access to unlimited data banks of knowledge and information all around the world through internet.

The library complex interalia shall have a special section for children which besides having usual books and literature shall have an audio visual section for holding informative programs. In order to attract children, means of passive recreation like chess and other mind sharpening board games etc shall also be provided. A large manuscript room shall house about 8000 rear manuscripts. An art gallery shall be provided to encourage assembly and interaction of the artist community and other intellectual sections with common people. The complex shall also have a large canteen to provide easier atmosphere for healthy discussions and exchange of ideas between various sections of the society.

The library shall have an entrance gateway on the main road leading to a porch and main entry to building. Security booths shall be provided at entry points. A separate service entry shall be provided to facilitate movements of books and other material conveniently without disturbing other activities. Surface parking shall be available for very limited number of vehicles and underground parking shall be in the basement which can accommodate 30 vehicles.

One elevator shall be provided in the building for general public, one lift pedestal for physically challenged persons and one book carrier (automatic small type of lift) known as dumb waiter lift for carrying books and other loads of 1350 x 1350 mm cabin size to go up from 1st floor to other floors.

A full flagged testing lab of JKPC for maintaining quality control is situated at Pampore wherein testing of material is regularly carried out by the executing agency. Quality testing

reports were produced by the Xen in support of having the material tested which has been put to use in the construction.

No bar chart was found maintained at project site which would indicate the start and finalization of each item of work. At least 30 skilled/ semi skilled persons alongwith the requisite machinery were found working on the project on the day of inspection. The regular supervisory staff consists of 01 Project Manager, 01 Deputy Manager, 01 Works Supervisor besides staff for watch & ward.

The DGM as well as the Project Manger were not aware of the full details of the project viz-a-viz the plinth area, floor area of the building and other relevant information. The Architectural/Structural Consultancy of the Scheme is provided by Naqushbandi & Associates, Srinagar.

JK cement of OPC-43 Grd is used in the construction of the building with tar steel procured from SAIL. A small dumping store has been constructed within the project premises and around 35 MTs of Tar Steel was found lying at project site.

It was explained by the Xen that the since there is limited space available within the premises as such difficulties are countenanced by the agency for dumping of construction material at the site particularly the bricks. Given the situation he requested that SP Traffic needs to be approached to allow the movement of trucks carrying the construction material for the project even during the restricted day time.

Suggestions

Since the project is likely to undergo upward cost revision so the JKPC should prepare the revised cot offer indicating therein the revised cost for execution of each component of work and submit the same to concerned authorities for accord of administrative approval.

The Govt should consider releasing sufficient funds towards the early completion of the project as its execution has been considerably delayed as of now.

The MD, JKPC should approach the SP Traffic Srinagar for allowing the movement of trucks carrying construction material to the site of construction during the restricted day time.

The executing agency should increase the pace of work of the project by deploying sufficient men and machinery. It should also maintain bar chart at the site indicating therein commencement and finalization of each item of work involved in the execution of the project.

The executing agency should establish a testing lab at the site of the construction for testing of the material used for the construction purposes.

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:	Deputy General Manager, Project Manager, JKPC
Date of conduct of physical inspection:	24-11-2011



Cement concrete rafting in progress on backside portion of the main building



Shuttering on 3rd floor slab in progress



Window/Door frames made of Deodar, ready for fixing



Skilled/Semi skilled workers busy in tar steel work



Inner view of cement plastered mezzanine floors



Various cement concrete cubes taken for quality testing during the execution of the project