



GOVERNMENT OF JAMMU & KASHMIR

Chief Minister's Monitoring Cell

"Construction of SPS Museum, Srinagar" (Physical Verification Report)



By Joint Director,
CM's Monitoring Cell.

PHYSICAL VERIFICATION REPORT

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| 1. Name of the Project: | Construction of SPS Museum, Srinagar |
| 2. Source of Funding | State Plan |
| 3. Executing Agency | J&K, Police Housing Corporation (JKPHC) |
| 4. Year of start of Work | August, 2007 |
| 5. Original target date of completion of the project: | August, 2009 |
| 6. Revised date of completion: | May, 2011 |

Shri Pratap Singh (SPS) Museum building is under construction with a plinth area of 20800 sq ft (130'x160') near Lal Mandi Srinagar. The site of project is in contiguity to the old Museum building. The government having concern about the almost dilapidated condition of the old museum building and preservation of the precious artefacts and rare collections, it was decided to construct a new museum building. However, after completion of the new building the old structure is proposed to be conserved as a heritage building. The new museum building is coming up with a blend of modern and traditional architecture which is under execution since August, 2007. The architectural consultancy for the project is provided by the Chief Architects Organisation, J&K whereas Structural consultancy is provided by M/S Allied Architects, New Delhi.

Financial status:

	(Rs in crore)
Original Cost	19.56
Revised cost	30.74
Funds released up to March, 2011	28.87
Expenditure	20.88
Work done value	24.20

Reasons for cost revision:

Addition of Attic Floor to earlier envisaged four storeyed building, construction of the Administrative Block, upgradation of Conventional Central Heating System to HVAC System, installation of Independent electric Sub-Station and site development/parking, etc.

Physical Status of Works:

The overall structural part of the building is complete including electric and sanitary works. The super structure has been constructed as RCC framed structure, the partition walls have been provided with brickwork. The roof of the building is of profile green sheets existing on steel truss. The building from outside is covered with butch cladding on all the sides with reflective glasses fitted in aluminium frames. The building is provided with three entrance and exit doors made of deodar wood with ornamental shutters. The central door has been provided with ramp for entry and exit of the physically challenged persons. The walls and ceiling are cement plastered with POP finishing. The floor-wise accommodation for housing the different sections/galleries of the museum is as under: -

I. Lower Ground Floor: The lower Ground Floor is spread over an area of 18775 Sqft having accommodation for the following sections: -

- Decorative arts
- Paintings
- Textiles
- Natural history
- Archaeology
- Arms and armoury
- Manuscripts
- Numismatics
- Anthropology
- Minerals

Kota stone has been provided in the rooms for flooring with doors made of deodar wood. There is also a common toilet facility in the floor which stands also completed.

II. Ground Floor: This floor is covered over an area of 18975 Sqft with the accommodation for the following sections/galleries of the museum: -

- Archaeology
- Museum shop
- Security
- Numismatics
- Reception
- Arms and armoury

White/green colour marble and granite flooring has been provided in the rooms. Electrification part has also been completed. The doors are made of deodar wood. Common toilet facility provided in this storey is also complete.

III. 1st Floor: This floor is constructed over area of 18975 Sqft with housing facilities for the following sections: -

- Natural History
- Decorative Arts

- Manuscripts

The flooring in the rooms is of vitrified tiles and white marble. The common toilets facility is also provided in this floor which stands completed.

IV. 2nd Floor: This floor is spread over an area of 21075 Sqft and has accommodation for following sections:-

- Anthropology
- Minerals
- Paintings
- Textiles

Vitrified tiles have been provided in Anthropology and Minerals sections whileas wooden flooring has been laid in Paintings and Textiles sections with toilet facility also completed.

V. Attic Floor: This floor is having an area of 17000 Sqft. The work of this floor is still going on and the completion of the work has reportedly been delayed due to non-submission of drawings by the Chief Architects Organisation, J&K which is providing architectural consultancy for the project. This part of the building shall have the following facilities:-

- Textile Store
- Library
- Artistic Studio
- Photographic Studio
- Conservation Lab

The floor shall also have the space for keeping water storage tanks for supply of water to the building.

Installation of Elevators: Two numbers of elevators have been installed in the building and are yet to be made functional. The contract for installation of these elevators has been allotted to OTIS firm which operates from outside the side. The lift facility shall be from Lower Ground Floor to 2nd Floor only and not to the Attic Floor.

HVAC System: The contract for installation of HVAC system (Heating System) has been awarded to LG firm which also operates from outside the state and the work on this account was found under execution on the day of inspection in the lower ground floor only.

Water Reservoir: This is an above ground water reservoir constructed in the shape of a cement concrete structure over an area of 800 sft (20'x40'). 10 No. of PVC tanks each with a capacity of 2000 litres have been installed in it. This reservoir should have been underground but the

plea taken by the executing agency in constructing the above ground reservoir is that the water table in the area where the building is located is always high and, therefore, there was no alternative other than constructing the above ground reservoir. The walls of the structure are yet to be plastered from inside and also the window and door frames and shutters are not fixed.

Lawn Development: A terraced lawn has been developed in front of the museum building over an area of 17017 Sqft (187'x97'). The lawn needs maintenance as lot of obnoxious weed has grown in it. There is another down lawn on the left side of the building having an area of 13860 sft (105'x132') having four Chinar trees, but it is yet to be developed.

Administrative Block: This block is coming up on the left side of the main museum building with a plinth area of 3376 Sft. This will be a double storeyed building block having facilities also for Workshop, Cafeteria and Storage etc.

So far as the physical progress of this component of work is concerned, the column structures have been erected for ground floor and the shuttering for laying of slab is under progress.

Electric Sub-station: There has to be a separate electric sub station for the building. This component of the project has been completed through PDD by way of installing two number of transformers of 630 KV capacity each with execution of ancillary works.

Car Parking: The parking area has been developed over an area of 2720 Sft (40'x68') and it is estimated that this parking lot can accommodate 25 vehicles at a given point of time. There is another parking area which is on the other side of the road quite opposite to the museum building.

General Observations/ Problem areas:

The scheme is not administratively approved as yet despite the fact that an amount of Rs. 20.88 crore has already been expended against the total project cost of Rs. 30.74 crore. The Managing Director, JK Police Housing Corporation has submitted the application for accord of Administrative Approval in the shape of a brief project report with one page abstract of cost (total consisting 7 pages) to Director, Archives in August, 2008 for construction of the museum building. The officials associated with the execution of this project could not produce a copy of the DPR which should have inter-alia indicated the detailed cost estimates for each item of the work to be executed supported with the technical vetting. This gives an impression that perhaps the Detailed Project Report for this mega project has not be prepared as yet.

The quality in respect of certain items of finishing works was not found so satisfactory sofar it pertains to the laying and fixing of tiles, marble sheets and wooden flooring at some spots in few rooms, corridors

and lavatories. The wooden flooring provided in one of the rooms had swollen in the middle portion besides the workmanship quality in providing wooden skirting in the walls and around circular pillars was noticed poor. Also in two lavatories the broken and cracked tiles at few spots were found fixed. It gives an impression that this part of the work has been executed in a perfunctory manner and the executing agency has not maintained proper supervision during the execution of these finishing works. It further appears that skilled manpower had not been engaged for execution of this kind of technical work. The marble sheets provided in the stairs were also found broken on edges at many places. The executing agency is already on the job for rectification of these errors as was noticed on the day of physical inspection. The improperly laid tiles were being removed and fixed afresh. Further, the material used in the wooden flooring did not appear to be of standard quality but this aspect needs to be verified by a technical person. Even after the completion of most of the finishing works, the building from inside has not been maintained properly as a result of which the doors, floors, lavatories were found replete with inches of dust which makes the building to look very shabby from inside.

The museum building from outside gives an impressive look but the porch constructed just at the entrance gates of the building has eaten up its grandeur and magnificence. The authorities can consider removing of this porch which does not form the structural part of the building.

It was intimated by the Executive Engineer, JKPHC that both the firms who have been allotted the contract for installation of elevators and HVAC system operate from outside the state and the disturbed conditions in the valley during last year has hampered the progress on these work fronts which has ultimately resulted in delay in carrying out the leftover finishing works in the shape of false ceiling and face lifting. But the plea taken by the Xen was not found convincing and genuine because the matter of the fact is that the situation had already considerably improved and there has not been any law and order problem in the valley since October, 2010 and as such these works should have been completed by now.

The executing agency has been very recently in March, 2011 assigned the additional work of execution of interior works which job was earlier envisaged to be done by the user Department. For this purpose the user department had already engaged a Mumbai based reputed Consultant who has recently visited the museum building. He is reportedly on the job but is still to release the necessary drawings for execution of the interior works. The consultant has reportedly sought a time of eighteen months which takes off from April, 2011 for completion of the interior works which indicates that the building can be made functional in the last quarter of the year, 2012.

There is a small structure of 30x40 feet (approx) belonging to the Cultural Academy which comes almost in between the Parking area and Administrative block of the Museum. The structure is housing Pahari

section of the Cultural Academy but is definitely blocking the view of the Administrative block. The authorities can consider shifting of the Pahari section within the premises of the Cultural Academy which is adjacent to the premises of the Museum building.

Suggestions:

The project is of prime importance for the government and therefore, it becomes imperative that all possible steps are taken and all possible efforts are made for its early completion. Museums attain not only the national importance but have significance at the international level also and as such are oftenly visited by the VIP's. Therefore each item of the work demands execution with utmost care and quality workmanship. The executing agency has to be asked to rectify the errors wherever existing as also noticed during inspection. The government has whole heartedly funded this project. As against the total project cost of Rs. 30.74 crore, an amount of Rs. 28.87 crore (93.90%) has already been released and there seems no reason as to why the project should not get completed only during the current year.

The Mumbai based Consultant who has been engaged for interior works should immediately prepare and finalise some drawings so that the work for that portion is put to execution. The Consultant Agency may also establish its office in Srinagar for close supervision and monitoring during execution as the work in question is highly and purely technical. The Agency may also subsequently work on the other drawings and release them side by side in phased manner so that its execution is done side by side.

The executing agency should prepare the DPR if not already prepared, which among other things should indicate the detailed cost estimates for each item of work duly back up with the technical vetting from the competent authority and submit it to the concerned quarters for necessary action. It should also maintain always proper supervision during execution of works besides ensuring engagement of skilled workers.

The work of installation of HVAC system should be simultaneously taken up in all the four floors as otherwise the execution of work in phases is going to take a longer period of time. The leftover portion of the work for making the already installed elevators functional needs to be undertaken also quite immediately.

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, JKPHC AEE/AE concerned of JKPHC
Date of conduct of physical verification	13-04-2011



Broken / cracked files in common toilets with dusty conditions



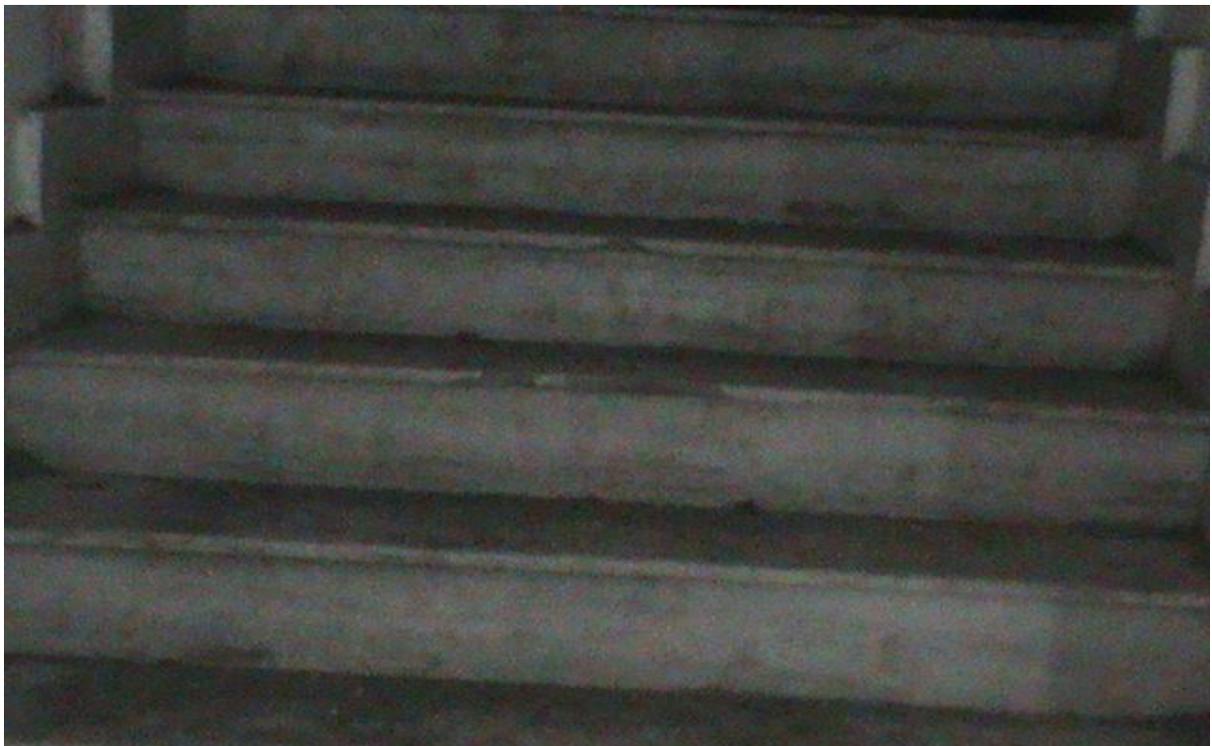


Improperly laid tiles being removed and fixed afresh





Broken edges of the marble sheets in stairs





Poor workmanship quality in providing of skirting around the pillars





Under construction Administrative block



Unplastered walls of structure for water reservoir with uncovered PVC tanks