



GOVERNMENT OF JAMMU & KASHMIR

Chief Minister's Monitoring Cell

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Physical verification report of the project namely
"CONSTRUCTION OF SUB-DISTRICT HOSPITAL, YARI PORA"
District Kulgam



By
Joint Director,
CM's Monitoring Cell.

Name of the Project:	Construction of Sub-District Hospital, Yaripora, Kulgam.
Source of Funding	State Plan/NRHM
Executing Agency	Truck Terminal Division (R&B), Srinagar.
Date of start of Work	March, 2004
Original target date of completion	March, 2006 (two working seasons)
Expected date of completion	March, 2014

Yaripora is situated about 8 Kms from district headquarter Kulgam and 14 Kms from Bejbehara on Srinagar - Jammu National Highway. The accommodation in existing SDH Yaripora is not sufficient as it was originally designated as PHC and functioning in a 50 year old building which does not cater the actual and basic demands for people from the health care point of view falling in its catchment area. In most of the cases, the patients have to be referred to District Hospital, Anantnag which is 20 Kms away from the SDH thereby causing lot of hardships and inconvenience to the people on this account. In this backdrop the government had approved the construction of the new hospital at Yaripora with all essential facilities to the standard of a Sub-District Hospital for which the construction work started in March, 2004.

Financial Status

	(Rs. in crore)
Project Cost	7.28
Likely Revised Project Cost	10.00
Funds released	5.72
Expenditure ending August, 2012	5.27
Work done value upto August, 2012	6.745

Reasons for cost revision:

- i) Column structure for staff quarters and garage/ drivers' room instead of load bearing structure;
- ii) Escalation in the cost of building material, items of central heating system and electrical works.

Physical Progress

The scheme envisages the construction of the SDH building and other facilities like construction of staff quarters with Central Heating System, etc.

a) SDH Building:

It is a G+1 load bearing structure with a plinth area of 15850 sft having inter-alia the following floor wise facilities for patient care: -

- i) Ground Floor: Emergency ward, Mini-OT, OPDs, X-Ray Room, investigation rooms, office rooms, canteen, etc;
- ii) First Floor: 4 No. IPDs, Labour Room, 3 No. OTs,etc.

So far physical progress is concerned, 95% of the work of the building has been completed.

b) Staff Quarters for Doctors':

This is a three storey RCC framed structure constructed over a plinth area of 1755 sft. Structure with brick work has been completed for two storeys. 60% work of this building block has been completed and further work is in progress.

c) Staff Quarters for Para-Medical Staff:

The work on this component of project is yet to be put to execution because of land dispute.

d) Creation of 250 KVA Electric Sub-Station:

This component of work has been completed through the Electrical Unit of R&B Division Kashmir with providing of HT line, erection of HT poles etc.

e) Central Heating System:

This work has been assigned to Mechanical Hospital & Central Heating Division Srinagar at a cost of Rs. 128.50 lacs for providing central heating system to the

hospital building and residential quarters for doctors and para medical staff. 60% of the work has been completed by way of laying of pipes in the hospital building with installation of the Radiators at the required places. Further 2 No. bulk oil tanks of 15000 litre capacity each, 1 No. expansion tank with 4 No. pumps have also been procured and presently lying in the premises. The construction of Boiler House for central heating system has been taken upto roof level.

f) Boundary wall:

The brick walling for the portion of the land around the premises of 10 kanals acquired earlier for SDH has already been completed.

g) Site Development Works:

Internal approach path has been developed within the premises by way of laying GSB, WBM Grade-II & III. The parking places for parking of the vehicles stands developed and work on development of lawns is underway.

The Overall physical progress of the scheme is around 65%.

Observations/findings and Problem Areas:

The whole project was targeted for completion in March, 2006 i.e. 2 years after the start of work in March, 2004. Even after eight years of start of work, the project is yet to see the light of the day which clearly indicates that there has been a delay of more than 6 years as of now in completion of the project. On inquiry it was explained by the Xen that the delay has been caused mainly due to paucity of funds. It can be seen that during the first 6 years of project execution, only an amount of Rs.3.47 crore (47%) only was released under state sector against the project cost of Rs. 7.28 crore. The funding was also supplemented under NRHM during 2007-08, 2008-09 and 2011-12 to the tune of Rs. 1.62 crore which makes the total releases to the extent of Rs. 5.72 crore by the end of the financial year 2012. Against the released amount of Rs. 5.72 crore, funds to the tune of Rs. 5.27 crore have been expended

and the leftover amount of Rs. 0.45 crore has remained unutilised during 2010-11. The non-utilisation of this amount was reported by the Exen due to the unrest which prevailed in some parts of the valley in the year 2010 as a result of which the construction work was hampered to some extent.

The original project cost of Rs. 7.28 crore is likely to undergo upward revision upto Rs. 10.00 crore (approx) given the escalation in cost of the building and other materials involved in the project execution over the years. For this purpose the revised DPR is under preparation at the level of the executing agency. It was informed that the DPR prepared at a cost of Rs. 7.28 crore has already been submitted to the authorities concerned for accord of AA which is still awaited.

The Xen apprised the inspecting officer that during the current financial year (2012-13), no funds have been released so far and there is immediate need of releasing atleast Rs. 2.00 for facilitating further execution of the scheme besides clearing the work done liability of Rs. 147.50 lacs which includes Rs. 65.00 lacs and Rs. 50.00 lacs for Mechanical (CHS) and Electrical works respectively.

Against the requirement of Rs.128.50 lacs for execution of central heating system component, only an amount of Rs.20.00 lacs has been provided to the agency. Similarly against the requirement of Rs. 127.00 lacs, funds to the tune of Rs. 58.00 lacs has been released to Electric Division for carrying out the electrical works.

Initially 10 kanals of land was allotted for the project and subsequently Health Department had arranged 3 more kanals of proprietary land on the back side of hospital building where Boiler House for providing Central heating system is under construction. Additional 3 kanals of state land just on left side of entrance of SDH have also been identified for construction of quarters for para-medical staff. But it was reported that the locals did not allow the construction on this piece of identified land and have approached the Court of Law where presently the matter is subjudice.

The main hospital building has been completed almost four years back but there are certain unfinished works with respect to electrical, mechanical as well as civil components which needs to be completed quite immediately for making the building fully functional. However, few rooms of SDH building are being used in the ground floor for patient care. The building has suffered damages on the walls and tile works at few places as a result of mechanical and electrical works carried out in the building.

The SDH is presently functional in an old building having insufficient accommodation which is about ½ Km from the newly constructed SDH. There are 4 General Wards in the first floor of new SDH with a capacity of accommodating 15-20 beds in each ward. The interaction with the BMO concerned revealed that there is an immediate need of shifting of the SDH to the new building for the obvious reasons.

The temporary power connection has been provided to the hospital building. However the BMO underscored the need for providing a permanent power connection for which an agreement has to be executed between the Power Department and BMO.

7 No. PVC tanks with capacity of 1000 litres each have been installed under roof for providing regular water supply within the hospital building. An underground cement concrete water reservoir has also been constructed within the premises which has a capacity of 21000 litres. But there is a need to install a water pump at the reservoir for pushing the water into the PVC tanks. The water supply connection has also been provided which takes the water to the hospital hospital reservoir.

Structural consultancy for the project is provided by M/S Consulting Engineers, Poloview Srinagar.

There are 20 small & big lavatory points with 8 in ground floor and 12 in first floor separately for ladies and gents. The sanitary-ware of approved brands of "Parko" and "Hindustan Vitreous" make have been provided in the washrooms, etc.

Electrical fixtures have been provided of "Anchor", "Philips" and "SSK" make.

There is a parking place which has been developed within the premises which can accommodate 15-20 vehicles at a given point of time. There are also 2 small lawns, the development of which is under progress.

Kota stone has been provided in the circulation areas and corridors as well as in stairs in both the floors. Ceramic tiles have been fixed in the corridor walls upto a height of 6' in ground floor and 5.5' in first floor. However, errors were found in fixation of Kota stone and tiles in the lavatory points and corridors and walls at certain spots which the executing agency has assured to correct at an earliest. Door and window frames are of deodar wood while as the door and window shutters have been provided of kail wood.

The Executive Engineer also produced cement concreting result sheets taken during the concreting work which showed that the concreting has attained the desired strength. It is pertinent to mention here that the testing of concreting has been done at a private lab at Hyderpora bypass Srinagar. However, the Xen was advised to have such tests conducted in future preferably at government labs. He was further asked to prepare the bar chart for execution of the various items of the work.

The overall quality of the works executed was found satisfactory.

During interaction with the BMO he made a requested for the following for proper patient care in the SDH: -

- a) Providing of a new USG machine as the old one is not working properly, an ECG machine, apparatus for OTs and an ambulance;
- b) Providing of services of Paediatrician, Orthopaedic Surgeon, Gynaecologist, physician, ophthalmologist and ENT Specialist.

Suggestions

- a) Since the SDH is presently functioning in an old building having insufficient accommodation so the agencies involved in the execution of the electrical, mechanical and civil component of works should immediately complete the unfinished works within the new building so that it is made fully functional.
- b) The executing agency should immediately prepare the revised DPR in case the project cost is to undergo upward revision and submit the same to the concerned for necessary action.
- c) The agency should ensure that the errors found by the inspecting officer in fixation of Kota stone and tiles in the corridors, walls and lavatory points are corrected at an earliest. It should also restore the damages which the walls have suffered as a result of mechanical and electrical works carried out in the building.
- d) The Mechanical Hospital Division, Srinagar should ensure that the work of Central Heating System is completed within the shortest possible time so that the Central Heating System functions atleast for hospital building before onset of winter.
- e) The Competent Authority should consider release of funds to the extent of Rs 2.00 crore during the current financial year as requisitioned by the executing agency for clearing the workdone liability, besides facilitating the further execution of project. It could also consider the provision for balance funds (based on the likely cost revision) in the next financial year so that the project gets completed during 2013-14 as there has been considerable delay in its completion.
- f) The Health Department should immediately takeover the building once the damages are restored and

unfinished works are completed. Further the BMO, Yaripora should execute an agreement with Power Development Deptt; for providing a permanent power connection to the new SDH.

- g) The Director, Health Services, Kashmir and BMO, Yaripora should pursue the case in the court of law for settlement of the land dispute identified for construction of staff quarters for paramedical staff.

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 Qazi Khalid, Executive Engineer, Truck Terminal Div. Srinagar. ii) Shri Bashir Ahmad Baba Executive Engineer (Electric), R&B, Kashmir.
Date of conduct of physical inspection:	24-08-2012



View of the hospital corridor in the ground floor



View of one of the general wards



Steel truss work of the main hospital building



Site development works under progress



Boiler House for Central Heating System under construction



Doctors' quarter under construction



Damage to the walls due to Central Heating System work

