



GOVERNMENT OF JAMMU & KASHMIR
Chief Minister's Monitoring Cell

Physical verification report of the project namely
"TRADE FACILITATION CENTRE (TFC)"
at
Chakan-da-Bagh, Poonch



By
Joint Director ,
CM's Monitoring Cell.

Name of the Project:	Construction/ Upgradation of Trade Facilitation Centre (TFC) at Chakan-da-Bagh, District Poonch.
Source of Funding	Ministry of Home Affairs, GoI (SRE).
Executing Agency	R&B Division, Poonch.
Date of start of Work	March, 2010.
Target date of completion	March, 2012.
Expected date of completion	June, 2012

With the improvement in the relations with the neighbouring country Pakistan and as part of the Confidence Building Measures the need for starting trade activities from both the sides had arisen after the successful start of bus services between the two countries. To start the trading across the LOC a truck terminal point was required to be established from both the sides of LOC. Accordingly, the construction of TFC was approved at Chakan-da-Bagh near Ranghar Nallah along Poonch Rawlakote Route which is 10 kms from Poonch town and 3 kms from the LOC crossing point. The establishment of this trade centre will ensure the sustainable and friendly relations and future commitment between the two countries.

Financial Status

(` Rs. in lacs)

Project cost	795.00
Funds released ending Jan. 2012	795.00
Expenditure ending January, 2012	422.89

Physical progress

The project, inter-alia, envisages the construction of Gowdowns (Cargo), Boundary Wall, Administrative Block, Flood Protection Bund, creation of electric sub-stations with laying of LT/HT network, etc. The physical progress of the main components of the scheme is reported hereunder: -

i) Construction of compound wall:

This component of the work has been completed upto 95%. The walling has been completed on all the four sides of the premises with only plastering to be done for some length of the wall on the western side. The wall has been constructed with 13.5"x13.5" pillars after every 10 feet length with usual expansion joints after every 3 panels of 10 feet. There is also provision for fixing of angle iron posts with 3 layers of barbed wire over the boundary wall for which the fabrication of angle irons was reported under progress.

ii) Construction of Godown:

The Godown has been constructed with a plinth size of 175'x55'6" with a height of 22 feet. This is a RCC framed structure from foundation to the roof level. Brick masonry work has been used in between the columns and covered with cement plastering. The godown has a steel truss with pre-coated green colour high density CGI sheets fixed over it. The godown will have 13 rolling shutters of 10x14 ft on the front side for loading and unloading of goods, the work of which was found nearing completion. It is provided with 28 ventilators from front and back side for ventilation purposes within the godown. 95 % of the work has been completed on this item of work.

iii) Open Cargo Platform:

90% of the work on this component has been completed. This has been constructed with a plinth size of 158x40 ft. The angle iron columns have been erected and the work of laying of steel truss is under progress. The platform shall be roofed with high density CGI sheets and shall be open from all sides.

iv) Administration Block:

This shall be a double storeyed building constructed with a plinth size of 82'x67'9". It shall have the accommodation for Custodian, Custom Officer, Emigration Officer, Security Officer, Quarantine Officer and other staff. The construction of the ground floor has been completed upto roof level and the steel reinforcement work for laying of slab is underway. The window and door frames have been provided of Sal wood.

v) Improvement & upgradation of internal roads:

The project has a terminal-cum parking area of 5900 sq mtrs, out of which 2307 sq mtrs have been black topped. Against the leftover portion of 3607 sq mtrs, the metalling and shingling has been done for 3000 sq mtrs.

vi) Surface Drainage:

Against a target of 150 Rmts of construction of surface drains in certain areas within the premises, work on 100 RMTs has been completed.

vii) PoK Driver's Room:

This accommodation shall be of the size of 38x33 ft. The foundation work has been completed and the plinth

work is under progress. This accommodation shall have the facility of canteen and toilet as well.

Apart from the items of work indicated above, the project provides construction of a Guard Room over an area of 400 sft, 2 frisking cabins with a plinth area of 90 sft each, toilet block with 210 sft area having two toilet points and 3-4 urinals and 8 security pickets with 5x5x8 ft dimension. The work on all these items is nearing completion except the security pickets.

All these items of the work are under execution through R&B Division Poonch and the expenditure ending December, 2011 is of the order of Rs.267.80 lacs against the releases of Rs. 450.00 lacs by DDC Poonch.

viii) Flood Protection Works:

This component of work is under execution through I&FC Division Poonch at a cost of 185 lacs and an amount of Rs.118.00 lacs has been expended by ending December, 2011. The protection work is being executed on the left bank as well as on the right bank of the Ranger Nallah which includes crate work, earth work, PCC work and construction of boulder bund, etc. 80% of the work has been completed on the right bank having target a length of 540 mtrs whileas 50% progress has been achieved on the left bank protection bank having a length of 378 mtrs.

ix) Construction of OHT, etc:

This component of the work is under execution through PHE division Poonch at a cost of Rs. 40 lacs having an expenditure of Rs. 18.05 lacs as on 12/2011. Besides the construction of the Overhead Tank of 10000 gallon capacity there are some other related works in the shape of drilling of 200 mm dia Borewell, construction of pump room-cum-operator's quarter, creation of electric sub-station, laying of raising main and distribution

network and procurement/ Installation of pumping machinery under this component.

The work on drilling of Borewell has been completed and the construction of Overhead Tank, which includes providing & laying of raising main with distribution network, is 80% complete. An amount of Rs. 2.00 lacs has been advanced to EM&RE division Poonch for laying HT/LT lines besides procurement of transformer for this purpose for which the work is under progress. The construction of Pump room-cum-operator's quarter is complete upto 20%.

x) Creation of sub-station, etc.

This component envisages creation of 250 KVA electric sub-station with laying of HT/LT network at a cost of Rs. 25 lacs against which is expenditure is Rs. 19.04 lacs. So far as the physical progress is concerned, the laying of HT line has been completed while as the creation of sub-station, lying of LT lines is under progress which has been completed upto 90%. Further the construction of room for housing of AVR and panels is also under progress.

The overall physical progress of the work on the different components of the scheme is around 80%.

Observations/findings and Problem Areas

The project as such is not fraught with any kind of problem as the work on its different components is going on smoothly. The TFC is coming up an area of 45 kanals of land along the right bank of Ranger Nallah on Poonch-RawlaKote route which is 10 Kms from the town. The scheme is administratively approved at a cost of Rs. 795 lacs for which the funds have been released by the MoHA, GoI under SRE in full. The Administrative Department has also kept the whole chunk of funds at the disposal of DDC Poonch who in turn releases it to the different executing agencies like R&B, EM&RE, I&FC &

PHE which are executing the various components as envisaged in the scheme. The quality of works executed in respect of the different items was found satisfactory during inspection. The TFC besides other facilities shall have also the facility like potable drinking water and proper power supply, etc.

The work on the project is going on at a good pace as the men and machinery was seen working on the different items of work in different directions on the inspection day. Keeping in view the present pace of work it is expected that the work shall be completed even before expected date of completion, i.e. June 2010. The building construction material in the shape of cement, bajri, tar/ structural steel was seen lying on the project site for further pushing up the construction works.

It was reported that the project also provides construction of security pickets on all along the boundary line on all the four sides for security reasons for which the work is yet to be taken up.

The Chief Secretary during his visit to the site in the month of March 2011 had directed the demolition of 2 No. unwanted pre-fab structures which existed in between the 2 godowns. These two pre-fab structures have also been demolished and it was reported that the pre-fab material salvaged as a result of its demolition shall be utilised in the construction of PoK drivers room for which the foundation has already been laid and work on plinth is going to start shortly. It was also observed that the demolition of these two pre-fab structures will definitely pave way for the free movement of trucks in between the two godowns.

Besides providing infrastructure at TFC under the scheme in question some infrastructure in the shape of flood lights, godown and accommodation for staff and other things (pre-fab) for carrying out the trade related activities is already existing at the site.

One of the components of the scheme is construction of protection bunds along the right and left banks of Ranger Nallah. The protection work on the right bank is being executed as a part of the project just to provide protection on the eastern side of the premises to save it from floods as reportedly during heavy rains coupled with the melting of snow and glaciers on the mountains, the Nallah creates havoc some times which could damage the property. However it was explained by the AEE, I&FC that there shall be likely saving of Rs. 45 lacs against this component of work which is nearing completion. However, the Exen, R&B and other officers were of the opinion that the saving under the Flood Protection Works should be utilised for construction of protection bunds on the northern and western sides to properly safeguard the premises as during heavy floods, the Nallah can change its course in any direction.

The executing agency, R&B has its quality control testing lab at Poonch where the testing of cement concreting is usually done. The result sheets provided in this behalf before the inspecting officer divulged that the cement concreting cubes sent to the laboratory for testing had attained the desired strength. It has also created a temporary shed within the premises for storage of cement and steel.

One of the important equipment to be installed at TFC are scanning machines for scanning of the traded goods. It was reported by Xen R&B that a structure has to be constructed for housing these scanning machines for which the design has to be given by the security wing. The design of the said structure is still awaited and as such the construction work of this structure is yet to be taken up.

Suggestions:

- a) The component authority should consider utilising the anticipated savings of Rs. 45 lacs against Flood Protection Works for construction of protection

bunds on Northern and western sides of the TFC premises as a safety measure against floods.

- b) In view of the increase in the day by day trading activity, the toilet block with 2 toilet points and 3 urinals under construction shall not be sufficient enough and the authorities should consider providing of one more toilet block at TFC.
- C) The DC Poonch should ensure that the design for construction of the structure for housing the scanning machines at the Trade Centre is finalised by the Security Wing and provided to the R&B division Poonch for taking up the work.

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 Mohammad Abdullah, Executive Engineer, R&B Division Poonch. ii) Exen, PHE, AEE Irrigation/ &FC, AEE, R&B & JEs Concerned.
Date of conduct of physical inspection:	30-01-2012



Administrative Block—under construction at TFC



Overhead Tank of 10000 Gallons Capacity at TFC



Newly constructed Godown with 13 Shutters



Inner view of the newly constructed Godown



Open Cargo Platform under Construction



LT-HT Network laid on ST Poles



Men & Machinery working at the project



Flood Protection Work under progress on the eastern side of the premises