



GOVERNMENT OF JAMMU & KASHMIR
Chief Minister's Monitoring Cell
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Physical verification report of the project namely
"CONSTRUCTION OF CHC BASOHLI "
District Kathua



By
Deputy Director,
CM's Monitoring Cell.

1. Name of Project: Construction of Community Health Centre, Basholi, Kathua.
2. Funding source: State Plan & NRHM
3. Executing Agency: Public Works (Roads & Buildings) Deptt.
4. Year of Start: 2003-04
5. Year of Completion: 2005-06 (Originally Targeted)

6. Financial Status of Work:

(Rs. in crore)

Estimated Cost	10.27
Funds Released	9.19
Expenditure Incurred (up to 03/2012)	7.60
%age of funds released	89%
%age of expenditure	74%

7. Physical Status of Work:

Particulars	Physical Status
Construction of IPD BLOCK	40 bedded IPD block, a single storey structure completed
Construction of OPD BLOCK	Double storey OPD block completed
Connecting ramp/ corridor	Super structure completed but flooring, painting work in progress
BMO Quarter	Structure completed but plastering, flooring, finishing work in progress
Doctors Quarter Block (6 Nos)	Structure completed but plastering, flooring, finishing work in progress
Paramedical Staff Quarters (12 Nos)	Work not yet taken up
Class IV Quarter, Garage, Drivers Quarters	Work not yet taken up
Construction of Mortuary Block	Single storey mortuary block completed
Boundary wall along with main gate and two side gates	Work completed
Construction of approach road from Mahanpur-Basohli road to hospital, approach road to different blocks within the complex and parking	Material placed at site but work not yet taken up
Medical machinery and equipment	Not yet installed

8. Field Observations/ Problem Areas:

The on-going construction work of the Community Health Centre (CHC), Basohli was inspected on 05-09-2012. The CHC when completed shall have the facilities like IPD, OPD, Emergency, OT, and Administration Blocks along with residential accommodation for the medical and para-medical staff.

Perusal of the DPR indicates that State land measuring 53 kanals and 02 marlas in village Plahi (Basohli) had been transferred to Health Department for construction of the Sub District Hospital vide government order No. Rev. (Sectt.) 59 of 2003 dated 17-03-2003. However, while viewing the boundary wall constructed around the CHC complex the land measure seemed less than 53 kanals. On enquiring from the AEE concerned, it was brought to notice that there is some land dispute with the locals living nearby. Some cattle, which had entered from a portion of damaged boundary wall, were also seen grazing within the CHC complex. Another interesting feature that was observed while entering the complex was a double storey structure constructed along the boundary wall which had shops with shutters closed on the ground floor and rooms on the 1st floor. While enquiring from the AEE if this was a part of the hospital block, it was learnt that the structure is a private building constructed by an EX MLA (Sh. Prem Sagar Aziz). The AEE is not sure if the land over which the structure had been constructed is part of the one acquired or private land. The rear wall of the building is found running along the boundary wall of the CHC complex and therefore, the structure even if a legal one seems like proprietary and an intrusion into the state complex.

The CHC complex is being constructed for the past 10 years although it is mentioned in the DPR that the CHC shall be completed within a period of 03 years. Non-availability of funds with the Health Department for the project has resulted in lingering on of the development works which are incomplete till date. Neither administrative approval nor technical sanction has been accorded to the project. Moreover, the blocks which are complete have not been constructed as per the structural design proposed in the original DPR. For instance, 100 bedded CHC at Basohli has been changed to 40 bedded CHC, proposal of triple storey IPD as well as OPD blocks has been changed to single storey IPD and double storey OPD block. Moreover, construction work of a double storey sarai, triple storey structure comprising store, storekeeper room, incharge room etc, residential accommodation for B-grade specialists (6 Nos), residential accommodation for paramedical staff (12 Nos), residential quarters for class IV staff (6 Nos), garage and drivers quarters (3 Nos), etc has not been taken up due to meagre funding of the project over a decade as is evident from the table below: -

(Rs in lacs)

S.No.	Year	Funds released under(4210-Health-State Plan)	Funds released under (NRHM)	Total
1	2003-04	80.00	0.00	80.00
2	2004-05	37.50	0.00	37.50
3	2005-06	29.31	0.00	29.31
4	2006-07	22.45	0.00	22.45
5	2007-08	59.48	0.00	59.48
6	2008-09	50.00	100.00	150.00
7	2009-10	50.00	150.00	200.00
8	2010-11	50.00	50.00	100.00
9	2011-12	40.00	200.00	240.00
Total		418.74	500.00	918.74

Only 22% of funds i.e. Rs 2.29 crore have been released by H&ME Department to the R&B Department for construction of the CHC costing Rs 10.27 crore during initial 5 years i.e. from 2003-04 to 2007-08. It is only after 2008-09 when funds began to flow under NRHM in addition to the state plan and the pace of construction actually picked up.

The IPD, OPD, Mortuary, boundary wall with entry gate which stand constructed and the BMO quarter, Assistant Surgeon quarters (6 Nos) which are under construction were inspected during the field visit. The civil infrastructure works in these blocks were found to be in satisfactory condition despite the fact that these blocks, which are reported to have been completed a couple of years back, have not been utilized till date. However, some of the wooden windows and doors fitted in these two blocks were found to be jammed as either the wood had swollen during the ongoing monsoon season or these had not been opened/ closed ever since these were fitted in the frames. Sanitary work in some of the toilets is incomplete. Sanitary-ware and electrical equipments of popular brands such as hind-ware, bajaj, havell, etc. have been installed.

Apart from the stairs, a ramp has been constructed in the OPD block and construction work of the corridor connecting OPD block with the IPD block is under progress. Mortuary block, a single storey structure is also complete and ready for use. Boundary fencing and entry gate of the complex have been constructed. A portion of the boundary fencing at the rear end is damaged. Some stretch of the fencing has been erected over the retaining wall constructed along a local nallah in which water flows from the nearby hills during rains. Some drainage work has also been done along the fencing within the complex. The

retaining wall between the IPD and the OPD block which are at two different levels was found damaged at a particular place.

The structure of the BMOs quarter and double storey Assistant Surgeon quarters (6 Nos) is ready upto lentil level. Plastering work of the walls of the quarters is in progress. Material such as boulder, sand, etc. for laying approach path of about 10 meters from Mahanpur-Basohli road to the hospital and within the complex connecting various blocks has been collected at site. AEE concerned informed that the work shall be taken up in the next few days.

9. Suggestions:-

(a) Measurement of land acquired for CHC: There is need to have the land acquired for the complex re-measured through the revenue staff in order to:-

- i) Resolve the dispute with the locals who claim ownership of the land within the fenced complex.
- ii) Verify if the land over which a double storey structure, reportedly constructed by the Ex MLA, is state land or private land, so that a decision is taken either to dismantle it or take over its possession for hospital/ public use, if the structure is found to be an illegal construction.

(b) Construction of approach roads: The construction work of approach road and roads connecting different blocks needs to be taken up and completed before the onset of winter so that the completed IPD, OPD is made functional by shifting entire infrastructure as well as staff from the old sub district hospital Basohli to the new complex. The completed buildings if left un-utilized any further shall render the infrastructure in a dilapidated condition. The H&ME Department must take a decision to make the new complex functional at the earliest.

(c) Funding the project for its early completion: Although 89% funds against the project cost of Rs 10.27 crore stand released and 74% stand expended, the construction work of the following infrastructure costing over Rs 3.50 crore (as per 2003-04 rates) is yet to be taken up:-

(Rs in lacs)

S No	Particulars	Estimated Cost (2003-04 rates)
1	Construction of B-Grade 6 Nos Specialist Quarters	47.64
2	Construction of paramedical Staff Quarters (12 Nos)	57.96
3	Construction of Class IV Staff Quarters (6 Nos)	23.08
4	Construction of Garages/ Drivers Quarters (3 Nos)	13.51
5	Construction of approach road including parking	12.71

6	Development of lawns, platforms around shady trees	8.00
7	External electric supply including transformer and diesel generator and area L/S lighting etc.	10.00
8	Medical machinery and equipments	36.50
9	Construction of sarai building	46.28
10	Construction of stores (2 Nos)	87.48
11	External water supply including sump tanks, booster pump and permission for sintex tanks.	8.00
Total		351.16

Apart from the above works which are yet to be taken up completion of BMO quarter and Assistant Surgeons quarters is also pending and as per current rates the actual requirement of funds for completing the CHC complex is much higher. The Public Works (R&B) Department needs to prepare a revised DPR taking into account the construction cost of works already carried out as per rates prevalent during corresponding years and work out the cost of the works yet to be taken up as per the current rates. The revised DPR may be forwarded to the Health & Medical Education Department so that administrative approval is accorded at least to the revised DPR and a strategy to fund the project for its completion in entirety is worked out without further delay.

Physical Verification Conducted by :	Madan Gopal Sharma, Deputy Director Planning, Monitoring Cell, Chief Minister's Secretariat.
Officer of Executing Agency who accompanied the inspecting officer:	Sh. S.K. Gupta, AEE, Basohli Division, R&B, Kathua.
Date of conduct of physical inspection:	05-09-2012



Rear side of IPD Block



Mortuary Block



BMO and Assistant Surgeons Quarter



Retaining Wall between the IPD and OPD Blocks



Boundary Fencing of CHC complex



Connecting Corridor between IPD and OPD Block



Structure Constructed by Ex MLA along CHC Boundary Fence



Side View indicates the buildings intrusion into the CHC Complex