

PHYSICAL VERIFICATION REPORT

(Conducted by Dy. Director, Planning on 17-04-2012)

1. Name of Project: Construction of Community Health Centre, Chenani, Udhampur.
2. Funding from: State Plan
3. Executing Agency: JKPCC Ltd.
4. Date of Start: September, 2007
5. Date of Completion: September, 2010 (Targeted)
March, 2013 (Expected)

6. Financial Status of Work:

(Rs. in crore)

Estimated Cost	13.10 (Original) 13.41 (Revised)
Funds Released	8.10
Expenditure Incurred (up to 03/2012)	4.30
%age of funds released	60%
%age expenditure incurred	32%

7. Physical Status of Work:

Particulars	Physical Status
Construction of OPD Block/ 100 Bedded IPD BLOCK/ Adm. Block	Emergency Block: 100% completed OPD Block: Interior plaster of Ground Floor completed & Slab/ Mumty of Second Floor completed Work of IPD/OT Block not yet taken up
Const. of staff Quarters for Doctors	Work not yet taken up
Const. of Paramedical Staff Quarters	Work not yet taken up
Const. of Garage and Residential Accommodation	Work not yet taken up
Construction of Mortuary	Work not yet taken up
Allied Works a) Devl. of paths, roads, lawns etc. b) R/Wall, Boundary Wall, Gate, Fen c) Water supply line for the complex d) External Electrification & Transformers e) Levelling of Ground and Terraces f) 63 KVA DG Set including cabling, DG Shed g) AVR & transformer of required capacity h) Add cost of 4 Nos. AC's for OT i) Fire fighting System, Fire extinguisher j) Provision for collapsible gates, grills, etc k) Hospital Furniture 100 Beds @ 50000/ Bed	Development work of retaining wall, land levelling and approach road is in progress. Funds to the tune of Rs 3.00 lacs and Rs 12.50 lacs have been released to the PHE and EM&RE for providing water supply and electric supply. An AVR has been procured and placed at site which is yet to be installed.

8. Field Observations:

The on-going construction work of the 100 bedded Community Health Centre (CHC), Chenani was inspected on 17-04-2012. 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.

Private land measuring 21 kanals has been acquired for construction of the CHC. Compensation of Rs 23.00 lacs has been paid to the land owner. But the land owner is dissatisfied with the compensation amount for he claims that possession of land that has been taken by the Health Officials is more than what was agreed to. The land owner has been cooperative till date but wants his grievance redressed. The Executive Engineer, JKPCCLtd. Udhampur believes that the land owner has wrong apprehensions as the land which has been acquired is not more than the measure against which compensation has been paid to him. However, the Executive Engineer is willing to ask the revenue authorities in the district to re-measure the land for the satisfaction of the land owner.

A single-lane approach road of about 300 meters with a few hair-pin bends is being constructed for connecting the CHC with the Chenani town road. Retaining-walls have been erected and parapets constructed at a few places to develop the approach road as the construction site lies along the mountain slope. A double lane approach road or else a circular road with front as well as rear connectivity would have been more appropriate for a 100 bedded hospital.

The CHC is being constructed in two terraces with retaining wall at the edge of each terrace. Considerable quantity of work has been completed on the lower terrace. The Emergency and the OPD Blocks are under construction and land of the upper terrace is being levelled so that construction work of IPD, OT Blocks, Mortuary and residential accommodation is taken up.

On the lower terrace, the Emergency Block, which is a triple storeyed building, is almost 100% complete. All the doors and windows have aluminium frames as proposed in the DPRs. At the main entrance and in the rooms, vitrified tiles have been used on the floors and cladding in the walls upto a height of four feet. Kota stone flooring has been done in passages. Granite has been used on steps of the stairs which have steel railing for support. Glazed tiles have been provided upto a height of seven feet in all the toilets/ bathrooms. The ceilings in all the floors of the emergency block have been given POP treatment. Inner walls have been finished with oil bound distemper and outer walls finished with cement water proof paint (snowcem). The CP fittings are of "Chilli" brand whileas the sanitary ware is of "Cera" brand. All the fans and tube lights are of "Bajaj" brand. On the mummy a gap was found between one of the beams and the wall beneath. The engineers informed that a gap has to be kept necessary to prevent damage to the building while expansion/construction with changing climate. It was assured that the necessary cushion shall be provided in the gap to rectify the defect which was clearly evident. The roof of the emergency block is reported to

have been weathered using hydro-proof chemical with diamond shield to prevent seepage of water. The engineers of JKPCC were also asked if there was provision for lift and ramp in the CHC. It was informed that the lift and the ramp shall be constructed in the vacant space lying between the Emergency & the OPD Block once the construction work of OPD Block is complete.

The OPD Block which is also a triple storeyed building constructed on the lower terrace is about 50% complete. Lintel of the second storey has been laid and plastering work on the inner walls of the ground floor is complete. Cement of "Max" brand was found to be used. The steel/iron used in the RCC structures has been procured from "Sail". Some bricks lying at the site were deliberately struck forcefully against each other and then on the ground as well. The bricks did not break and were found to be of good quality.

On enquiring if water and electric connection has been provided to the hospital, the engineers of JKPCC informed that an amount of Rs 3.00 lacs and Rs 12.50 lacs has been released in January 2012 to the PHE Division and the EM&RE Division, respectively, to do the needful. However, the work is yet to be taken up by these agencies.

9. Problem Areas/ Suggestions:-

(a) Measurement of private land acquired disputed by the land owner: The Executive Engineer of JKPCC informed that 21 kanals of private land has been acquired from one namely Sh. Mohammad Fared Sagar in order to take up construction work of the CHC. An amount of Rs 23.00 lakh has been paid as land compensation. However, the land owner, who was also available at site, claimed that the Department has taken possession of land measuring more than 21 kanals and he has not been paid compensation for the excess land.

The engineers of JKPCC were asked to sort out the issue of land compensation with the land owner by asking the revenue authorities in the district to re-measure the total acquired land so that the dispute is settled immediately.

(b) Single lane approach road: The construction site is along the slope of a mountain range. As such, a new approach road is being constructed. The slope is so steep that it is difficult to construct a double-lane approach road which is indeed a necessity for any hundred bedded Hospital. The Engineers of JKPCC informed that a land more suitable than the presently acquired one was not available elsewhere in Chenani town.

The Executing Agency needs to use its engineering skills in order to find a solution and address the problem.

(c) Slow pace of construction: The construction work of the CHC was taken up in September 2007 but remains incomplete even after a time-span of four and a half years. It has been recorded in the DPR that the CHC complex will be completed in 36 months (3 years) subject to the condition that funds are

made available in time as per schedule. The Executive Engineer stated the following two reasons for the delay: -

(i) Only an amount of Rs 8.10 crore has been provided upto March 2012 against the revised project cost of Rs 13.41 crore.

(ii) The work had to be halted for 6 months in 2011-12 as bricks were not available despite the efforts made by the district administration.

The issue of non-availability of bricks has been resolved now, but the balance funds have not been provided yet.

The Health & Medical Education Department needs to see that the balance funds are provided to JKPCCL during 2012-13 so that the CHC complex is completed and made functional at the earliest.

(d) Administrative Approval/ Technical Sanction Pending: The project cost of the CHC has been revised from Rs 13.10 crore to Rs 13.41 crore and funds to the tune of Rs 8.10 crore have been released, but the administrative approval/ technical sanction of the DPR is still pending. It has been instructed time and time again by the Hon'ble Chief Minister to all the Departments/ Executing Agencies to get the administrative approval/ technical sanction accorded before taking up any construction work. It is a matter of concern that the projects are being executed without seeking necessary approvals.

The Health & Medical Education Department needs to immediately examine the DPR and ensure that administrative approval/ technical sanction to the project is accorded without further delay.

(e) Location of Mortuary in the layout of the Complex: On enquiring from the concerned Executive Engineer if there was any other problem being faced by the executing agency at site, it was informed by them that the Officers of the Health Department in the district want to change the layout of the Complex by shifting the site of the Mortuary. They do not want the Mortuary to be constructed close to the staff quarters. But the problem is that there isn't enough vacant space available at site to change the site of Mortuary. Moreover, the Director, Health Services, Jammu has approved the drawings of the building as well as the layout and hence cannot be changed unless the Director permits it.

The Executive Engineer, JKPCCL Unit, Udhampur has been suggested to bring the matter to the notice of the Director, Health Services, Jammu and sort out the issue immediately.

Physical Verification Conducted by:	Madan Gopal Sharma, Deputy Director Planning, Monitoring Cell, Chief Minister's Secretariat.
Officers of Executing Agency who accompanied:	Sh. M.L.Thappa, Executive Engineer. Sh. Gurdeep Singh, Assistant Executive Engineer, JKPCCL Ltd., Udhampur.

