

## PHYSICAL VERIFICATION REPORT

(Conducted by Dy. Director, Planning on 01-12-2011)

1. Name of Project: Construction of Convention Centre, Jammu
2. Funding: State Plan
3. Executing Agency: Hospitality & Protocol Department
4. Year of Start: 1999
5. Targeted Year of completion: 2002

### 6. Financial Status:

(Rs. In Lacs)

Particulars	Amount
Approved Cost	1221.62
Revised Cost	2480.00
Expenditure incurred	1145.88
Balance funds required	1334.12

### 7. Physical Status:

- The Building has basement+ Ground floor and is RCC frame structure.
- All structure works has been completed including super structure and roofing of Auditorium.
- All Sanitary, internal and external, works has been completed.
- Finishing works like plaster, POP, are completed.
- The flooring work are completed except Auditorium, Seminar room and Hall, VIP room etc.
- 20% Electrical work has been completed.
- 80% of Road work, car parking area of the main building has been completed.
- 90% of Air Conditioning work has been completed.
- 80% of Fire Fighting has been completed.

## 8. Brief History:

Jammu City, the winter capital of the State, did not have a Convention Centre unlike the SKICC at Srinagar. As such, in 1999 a piece of land adjacent to the Government Guest House at Ghulami Bagh belonging to the Hospitality & Protocol Department was selected for taking up construction work of a Convention Centre. Architects from New Delhi, namely M/s Kothari & Associates were engaged to prepare the structural design/architecture and estimates of the building. After accord of AA to the project cost of Rs 1221.62 lacs, works were taken up in the year 1999. The list of the agencies to whom different works under the project were allotted is given below: -

Agency/Contractor engaged	Nature of work to be executed
M/s Amar Nath Charanji Lal and co New Delhi	Civil/Sanitary Works
M/s Ganga Contracts & Projects Ltd. New Delhi	Electric works
M/s TCH High Tech.Engineers, New Delhi	Fire Alarm System
Sh. Bishen Dass Gupta, Jammu	Construction of Compound Walling
M/s Kothari Associates, New Delhi	Consultancy charges/TA etc.
Electric Department Jammu	Provision of Sub-Station
M/s K.A.Tech.Jmu/M/s off com Equip. Jammu	Purchase of Computer/Photocopier
Sh. Jaswant Singh S/o Manjeet Singh, Jammu	Provision of RCC pipes, Construction of approach road, Plinth Protection, Site Development and Installation of AHUS
M/s Electronic Devices, Jammu	EPABX/KTS System
M/s Voltas India Pvt. Limited	Air-conditioning
Sh. Mukthar Singh R/O Gandhi Nagar, Jammu	Clearance of Site area
Information Department	Advertising/Soil testing

After completion of about 60% of the approved works and incurring an expenditure of Rs 1145.88 lacs, the construction of the building came to stand still when M/s Ganga Contracts and Projects Pvt. Ltd. abandoned mid-way the electrical work allotted to them.

In order to complete the balance works, the H&P Department in 2009 cancelled the electrical work allotted to M/s Ganga Contracts and Projects Pvt. Ltd. and re-allotted the electrical works to SICOP after inviting fresh tenders and negotiating the rates. However, SICOP which is reported to have mobilised its man power/material to carry out the remaining electrical works, could not execute these when the agency assigned to execute civil works refused to complete its job unless there was revision in project cost since there had been considerable rise in price of construction material/labour during the spill over years.

Recently, a meeting was convened by the Principal Secretary to the Hon'ble Chief Minister with the members of the Contract Committee as well as the Consultant i.e. Mr. Kothari & Associates in order to decide the further course of action.

In the said meeting, it was decided that H&P Department will prepare a revised DPR taking into account current rates of construction material /labour for executing the left over works and also ensure that provision of latest specifications, features, gadgetries, furnishing and furniture is kept in the revised DPR as per the new drawings/specifications that would be provided by the Consultant, Mr. Kothari & Associates.

Accordingly, the revised DPR with cost offer of Rs 2480.00 lacs has been prepared by the H&P Department and submitted to the Finance/Planning Department for concurrence and accord of AA by the State Cabinet. An amount of Rs 200 lacs stand released by the Planning & Development Department for execution of works under the project during the current year.

#### 9. Field observations:

Physical inspection of the Convention Centre at Jammu, which has been left partially constructed, was conducted on 01-12-2011.

A single storied building along with basement comprising the following features were found to be completed to a considerable extent:-

- Auditorium with stage and Change rooms.
- Seminar/Conference halls.
- Reception Lobby
- Exhibition Area and place for library
- Kitchen/Pantry and place for Cafeteria

The condition of the civil works in the building were good except for one major crack which was observed in one of the walls of the building when viewed from outside. Mosaic flooring of the lobby and main hall/corridors was in good condition and had been covered with sand to prevent it from getting damaged. Teak wood was used in the frames of doors and windows. However, some of the doors which had been fixed were damaged and in bad shape. Sound proofing of walls and ceilings of the conference hall and auditorium was found to be completed but not in a good condition.

A lot of machinery and equipment of AC/Fire fighting system and other electrical equipment/control panels were found installed in some of the rooms and also on the roof top.

Another partially constructed building covered by weeds and lianas (twining plants) was found with in the complex and was reported to have been constructed by the PDD for developing it as an electric sub-station. An electric transformer was also found installed nearby which was entirely covered with lianas.

Along almost all the walls of the building on the outer side, wide paths have been constructed with tile work of good quality. The parking area also has concrete tiles laid over it.

Boundary wall with iron spokes/ railing on top has been constructed around the complex. However, the work of developing lawns/ greens is yet to be executed.

The original DPR had provision of constructing 25 Guest rooms with attached bathrooms on the 1<sup>st</sup> floor with lift facility. However, the Assistant Executive Engineer, H&P informed that the said proposal was dropped later on the directions of the then State Government and consequently the provision of a lift has been dropped in the revised DPR. The basement of the main building has also been constructed to use this as administration block of the Convention Centre.

#### 10. Problem Areas:-

The work of the convention centre has not been completed within the approved cost and the prescribed time frame of 3 years. The information furnished by engineers of H&P is lacking on certain aspects and many questions remain un-answered, some of which are: -

1) After accord of AA to the project cost of Rs 1221.62 lacs were adequate funds provided during 1999-2000, 2000-2001, 2001-2002 for completing the building within the prescribed time frame of 3 years?

2) When exactly did M/s Ganga Contracts and Projects Pvt. Ltd. abandoned the works? If they abandoned work after 2002 why wasn't the complex ready by then?

3) Why did it take so long for H&P Department to cancel the allotment made to M/s Ganga Contracts and Projects Pvt. Ltd for execution of electrical works?

4) Against original cost of Rs 1221.62 lacs the expenditure incurred is reported to be Rs 1145.88 lacs, i.e. 94% of approved cost and even then the project remained incomplete. Moreover, the value of work done reported in the revised DPR is only Rs 752.58 lacs under the following items: -

Civil Works	370.33 lacs
Sanitary plumbing	16.73 lacs
D.G sets, electric sub-station and transformers	21.16 lacs
Fire Fighting System	24.08 lacs
New Finishing Items	<u>320.28 lacs</u>
Total	<u>752.58 lacs</u>

A comparative statement of original/revised cost offer in the DPR does not include column on item-wise expenditure which would have made things clearer. It needs to be ensured that revision of cost is done only on the balance works which are yet to be executed and not on the works already executed.

#### 11. Suggestions: -

The construction work of Convention Centre which has been left mid-way needs to be taken up immediately and completed without further delay.

The H&P Department needs to ensure that necessary concurrence is obtained from the Planning/Finance Department and approval got accorded from the State Cabinet in December 2011 itself so that works are taken up from January 2012 onwards. This would enable the Department in expending Rs 200 lacs provided for execution of works during the current year.

Moreover, the P&DD needs to ensure that the balance funds required against the revised project cost are provided to the H&P Department in 2012-13 itself so that the Convention Centre is constructed and commissioned by March 2013.

Physical Verification Conducted by:	Madan Gopal Sharma, Deputy Director Planning, Monitoring Cell, Chief Minister's Secretariat.
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