



GOVERNMENT OF JAMMU & KASHMIR
CHIEF MINISTER'S SECRETARIAT

Physical Verification Report of the project namely

***“Construction of 40 Bedded Sub District Hospital at
Zainapora, Shopian”***



By Joint Director,
CM's Monitoring Cell

<i>Name of the Project</i>	Construction of 40 Bedded SDH at Zainapora, District Shopian
<i>Source of Funding</i>	NRHM /State Plan
<i>Executing Agency</i>	JKPCC Ltd
<i>Date of start of Work</i>	June, 2006
<i>Target date of completion</i>	June, 2008
<i>Expected date of completion</i>	September, 2014

The delivery of healthcare services assumes greater significance in the state in view of the fact that large chunk of population relies upon government healthcare system. In this backdrop, the Govt has been constantly in the process of providing necessary services to the general populace at their doorsteps. Steady improvements recorded in the demographic and health indicators of the state like CBR, CDR, TFR, IMR, NMR etc are quite encouraging, but, in respect of certain indicators the state of J&K is lagging behind the national average.

According to census 2011, Shopian district has a population of 265,960 souls. The district has a population density of 852 persons per square kilometre. Its population growth rate during the decade 2001-2011 was 25.85%. Zainapora is one of the prominent village of district Shopian located 19 Km towards east from district headquarter and 45 Km from state's summer capital Srinagar. This place is located at border of Shopian and Kulgam districts.

On the persistent demand of the locals of the area, and also keeping in view the hardships faced by the general public on account of healthcare facilities in the area, the State Govt had approved the construction of 40 bedded SDH with Emergency, OPD and allied facilities. Accordingly, the work on the project was put to execution in the year 2006 through JKPCC.

Financial status

(₹ in crore)	
Original project cost	6.83
Revised project cost	11.90
Funds released by Administrative Department to Project Authority ending 5/2014	6.98
Funds released by Project Authority to executing agency ending 5/2014	6.86
Value of work done ending 5/2014	8.10
Work done liability	1.24

Reasons for cost revision

- Change of design from load bearing structure to RCC framed structure.
- Inclusion of additional items in the project i.e. residential accommodation for staff, Blood Bank, STP etc;
- Escalation in cost of building construction material and labour component.
- Development of land by way of nallah muck filling and laying of RCC spun pipes for drainage of underground spring water.

Against the revised project cost of ₹11.90 crore, an amount of ₹6.86 (58%) crore has been released to the executing agency which stands fully expended. The project cost of ₹11.90 crore includes construction of main building, doctors/ paramedical staff quarters, creation of electric sub-station and construction of boundary wall etc.

Physical progress

The construction of SDH building stands completed in the year 2012 with creation of 630 KVA electric sub-station within the premises. The water supply connection too has been provided to the hospital.

Following accommodation stands provided within the hospital building:-

<i>Facility</i>	<i>No's/Units</i>
Ground Floor	
OPD	6
Central Lab	1
ECG room	1
X-ray Unit	1
Operation theatre	1
Minor OT	1
Doctors chamber	1
Nurses room	1
Store	1
Toilet block	4
First Floor	
General ward	2
ICU	1
Maternity ward	1
Nurses room	1
Lenin store	1
Recovery room	1
Toilet block	5

Paramedical Staff Flats

This is a three storey building block (G+2) constructed over a plinth area of 985 Sft. The building block has been almost completed and only 5% of the finishing works are left over.

Doctor's Flats

It is a two storey building block (G+1) with a plinth area of 1050 sft. This building block has been completed upto roof level including fixing of steel truss.

Specialist Doctors Flats

This is also a two storey building block (G+1) having plinth area of 830 sft. It has been completed up to roof beam level.

The overall physical progress of the project works out to 75%.

General Observations/Findings/Problem areas

The scheme is not administratively approved as yet, despite the fact that more than 55% funds stand already released. The papers of the revised cost offer prepared by the JKPCCE have been sent to concerned quarters for accord of AA in July, 2007.

In the year 2003 an amount of ` 20.00 lacs was provided to executing agency out of district plan for construction of boundary wall around the premises of the hospital. The executing agency had in the year 2005 submitted a cost offer for execution of the project at a cost of ` 6.83 crore. Subsequently the revised cost offer was prepared by the executing agency in the year 2007 at cost of ` 11.90 crore due to inclusion of additional works in the project.

The SDH is catering whole Zainapora area which is having a population in the range of 60,000 -70,000 souls. The main hospital building stands completed in September, 2012 and occupied by Health Department in the same month for its functioning.

The hospital premises is spread over an area of around 25 kanals. The land is situated at three different places but is in contiguity to one another. The plots of land are on a downhill side of about 2 Mts of the existing road level. Reportedly, the whole chunk of land is mostly kahcharai/ state land. The land includes some proprietary land which has been donated by the locals without any compensation.

Out of the availability of 25 kanals of land, the SDH building has been constructed on a bigger plot of land measuring about 11 kanals. The Doctors/ Para Medical Staff qtrs are coming up on another piece of land measuring 10 Kanals while as the site identified for construction of Blood Bank is about 4 Kanals.

The double storey hospital building has been constructed near main road of Zainapora with flowing nallah on its right side. Reportedly, 5-6 springs were sprouting from the land identified for hospital building which was actually in a ditch bowled shape. This land has been developed by way of Nallah muck filling and laying of RCC spun pipes for drainage of underground spring water.

The hospital building has been erected on isolated column footing with insulated brick masonry work having RCC foundation. This (G+1) building is having a plinth area of 14500Sft with built up area of 24744Sft. For the purposes of making the building sustainable 2m deep cement concrete raft foundation has been laid for erecting RCC columns as per the approved design/drawings.

The approach road to the hospital is having a length of around 300ft from the main road with average width of 18ft. This stretch of road has been developed up to WBM Grade II level. This road stretch needs further improvement by way of metalling and macadamisation as the condition of this stretch of road has become absolutely bad.

Ramp has been provided only on the entrance of the hospital but not within the hospital building. There is also no elevator facility within the building. In absence of such facility the patients are facing lot of inconvenience as General / Maternity wards are functioning in the first floor of SDH.

The main building stands completed almost in all respects and the SDH has been functioning since September, 2012. But reportedly it has not been officially handed over to the Health Department uptil now.

The completion of the scheme is now overdue by more than 5 years. The construction work on the project had started in June, 2006 and was targeted for completion in the year, 2008. The expected date of completion of the project is now September, 2014 that too subject to availability of funds. It was explained by the DGM that the delay in completion of the project is mainly due to sluggish funding made over the years. The year wise details of releases towards the project execution during the last eight years are reproduced here under:-

Year	Amount released infavour of executing agency	(₹ in lacs) Value of work done
2006-07	103.50	80.00
2007-08	125.00	90.00
2008-09	50.00	80.00
2009-10	175.00	150.00
2010-11	125.00	75.00

2011-12	10.00	113.00
2012-13	30.00	222.00
2013-14	50.00	0.00
<i>Total</i>	<i>668.50</i>	<i>810.00</i>

The agency has expended full amount of ₹ 6.68 crore released to it over a period of eight years. The cost of the project has been revised from ₹ 6.83 crore to ₹ 11.90 crore in the year, 2007. There is still a balance of ₹5.22 crore for closure of the project.

Granite flooring has been provided in circulation areas in ground floor while as vitrified tiles have been fixed in circulation areas of first floor with tile wall cladding upto 4 feet height. Tiles have been fixed in the toilet/ washing points with wall cladding upto 7 feet. Good quality granite stone has been used in the stairs. Stainless steel railings have been provided along stairways and other locations within the building. The walls have been plastered and finished with white wash/cement wall putty. Errors were found in laying of floor tiles and wall tiles at certain spots. The DGM assured that errors noticed would be got rectified at the earliest. There had been seepage in few hospital rooms which the agency has already stopped by undertaking repairing work in the lavatories/ washing points.

The building has been roofed with plain CGI sheets fixed over a steel truss. Water storage facility has been provided by way of installation of 8 number storage tanks of 3000 ltrs capacity each at the roof top of the hospital building. The water was seen flowing through the taps etc fitted in the building. Besides this, a water reservoir having a capacity of 30,000 Ltrs has also been constructed on the back side of the hospital building. This reservoir is covered with iron sheets on all sides with CGI sheets on top for safety purposes. But the iron sheets have not been painted sofar as a result of which it had gathered rust.

It was reported by the locals and Medical Officer of the hospital that the AVR of 400 KVA capacity had developed a snag immediately after its installation which was resulting in the fluctuation of power supply. But the snag stands rectified by the concerned Electrical Unit of JKPC. During inspection it was observed that electric switch plates have suffered damages at various spots. On enquiry it was revealed that the damages to the switch plates have caused because of improper use of heating points by the staff posted in the hospital. However the DGM assured to replace the damaged electrical fixtures. The electrical fixtures of quality brands like "Legrand", Ceiling fans of

“Crompton Greaves”, lighting accessories of “Philips” make have been fitted. Quality sanitary/ CP items of “Parko” make and other accessories of “Hindware” have been fitted/ installed in the building. The main door frames are of Aluminium alloy. “Deodar” wood has been used in door, window and ventilator frames including toilet points inside the building while as Kail wood has been used in shutters.

It was reported that the services of an electrician or plumber for maintenance and upkeep of the electrical appliances and sanitary/ CP fittings are not available in the hospital which results in the extension of the damages to these appliances/ fixtures caused due to the normal wear and tear.

The design for the construction of hospital building has been duly approved by Competent Authority. Architectural Consultancy for the main building has been provided by Tariq & Associates, Srinagar while as for the rest of the structures it has been provided by M/S Creations, Srinagar and Structural Consultancy by Structural Consultants, Polo view Srinagar.

Cement concreting work had been tested in the lab by the agency. The result sheets of the cement concrete cubes taken during different stages of execution of the project were produced before the inspecting officer which indicated that the concreting had attained the desired strength.

One of the items of work to be executed in the project is construction of “Sewerage Treatment Plant” (STP) and installation of an “Incinerator” at cost of ` 34.00 lacs and `55.00 lacs respectively. The work of both the components has not been taken up so far because of non availability of funds.

It was observed during inspection that hospital waste is disposed openly in backyard of the hospital. This is causing unhygienic conditions which are not detrimental only to health of the patients but also to the public. It was also noticed that an LT line with electric poles passes through the compound of the hospital for providing power supply to a nearby village. The LT line passes close to the rooftop of the water reservoir which is covered with iron sheets thereby putting threat to the life of operators and other staff members. Under the

circumstances there is immediate need of realignment of electric poles and LT line as well.

The component of Central Heating System (CHS) is provisioned in the cost offer at a cost of ` 64.34 lacs. Some of the work of the CHS component has already been undertaken. There is now need of construction of Boiler House and installation of Radiators etc for making the CHS functional. Reportedly the leftover works of CHS is pending due to non availability of funds. It was informed that as and when the funds are made available the leftover works shall be taken up right away.

The project among other things envisages creation of electrical sub-station of the capacity of 630 KVA within the premises which part of work has been executed through EM&RE Division, Shopian. This component of work has been executed at a cost of ₹ 5.35 lacs. The power supply from this substation has been provided to SDH.

It was reported by the Medical officer that the material for installation of Solar Power Plant in the SDH has been received in the month of February, 2014 from Science & Technology Department. It was further informed that the space for battery backup & module structure has also been identified but the process of installation has not been started. The installation of Solar Power Plant in the SDH would be very much beneficial for the hospital as it would be able to provide power supply especially during power disruptions.

The inspecting officer also had an interaction with the doctors posted in the SDH and the locals of the area. The staff as well as the public is discontented with the design of the building as much of the space has been provided in the corridors. They are of the view that this space could have been utilised in hospital rooms. Further the staff is also not happy with the excess number of lavatories/ bath rooms provided in the building. This space could also have been utilised for the hospital rooms. Besides this, the emergency is functioning in the rear end of the building which otherwise could have been on the front just at the entrance of the hospital building.

Doctors/ Premedical Staff Quarters

There is a provision of construction of residential accommodation for staff members posted in the SDH. The residential structures for doctors and paramedical staff are coming up on a piece of land measuring 10 kanals on right side of nallah adjacent to SDH.

For specialist doctors a two storey building block consisting of one flat in each storey as official residence for specialist Doctors' stands completed upto roof beam level.

Another double storey building block having two flats in each storey is under construction which shall be used as residential accommodation for Doctors. The said structure has been completed upto roof level with laying of steel truss.

The structure of Paramedical Staff Qtr is a three storey building, having six flats in total with two flats in each storey. The building has been completed upto 95%.

The construction work of specialist doctors' and doctors' quarters is apprehensive of getting damaged due to vagaries of weather. The half constructed building blocks had already suffered a little bit of damage. Both the structures stand completed upto roof beam level. There is immediate need of laying of steel truss with CGI sheets on both the structures to safeguard them from further damages.

Blood bank

The construction of "Blood Bank" has been proposed on a piece of land measuring 4 Kanals just opposite to the hospital building, separated by main road. This component of work has not been taken up as yet. However, the boundary wall around the premises has been completed from three sides only and the land has been developed by way of earth filling.

On the day of inspection, no work was found going on the project and the stoppage of work is attributed by the agency to the non availability of funds.

The overall quality of works executed was found satisfactory.

Issues/Demands

- The public is very discontented for not taking up the further work of construction of Doctors/ paramedical staff quarters, Blood Bank and boundary wall. The public representatives who interacted with the inspecting officer are apprehensive that if the boundary wall is not constructed immediately the locals residing in close proximity to “staff quarters” and “Blood Bank” may encroach the land earmarked for hospital.
- There is acute shortage of staff in the SDH. Against 14 sanctioned posts of doctors, only 6 are in position excluding 2 doctors appointed under NRHM. Besides this, there are some positions of other paramedical staff vacant in the hospital. This health care facility unit which covers the whole Zainapora catchment area does not have a physician, surgeon and other required specialists.

Suggestions

- The Competent Authority should process the case for accord of administrative approval to the project.
- The Administrative Department should consider release of the balance funds during the current fiscal for closure of the project.
- The executing agency should take-up the work of construction of staff quarters/ Blood Bank etc with boundary wall for the closure of the project during the current fiscal (2013-14). It should also ensure rectification of errors in civil and electrical works noticed within the hospital building.
- The executing agency should immediately take-up the painting work of the iron sheets provided as a cover to the water reservoir which are apprehensive of getting more rust.

- The Competent Authority should consider posting of staff against the vacant positions and requisite equipment for the new SDH building in the interest of the patient care.
- The District Administration shall impress upon the Xen PDD concerned for realignment of electric poles and LT line passing through the compound of the hospital. It should also consider metalling and macadamisation of approach road of hospital having 300ft length from main road of Zainapora as the same is in a bad condition which puts general public and patients to inconvenience.
- Science & Technology Department should impress upon JKEDA for installation of Solar Power Plant in the SDH, Zainapora so that the hospital is in a position to function during power disruptions as well.
- The Hospital management could consider hiring the services of an electrician and plumber for maintenance and upkeep of the hospital. The wages of the electrician/ plumber could be met out from Hospital Development Fund.

<i>Physical verification conducted by :</i>	Altaf Ahmad Zargar, Joint Director Planning, Monitoring Cell, Chief Minister's Secretariat.
<i>Officers of Executing Agency who accompanied the inspecting officer:</i>	1. Deputy General Manager, 2. Project Manager, JKPCC
<i>Date of conduct of physical inspection:</i>	22-05-2014



Granite flooring/ vitrified tiles with tile cladding provided in circulation areas of Ground Floor





Almunium alloy door frames provided within the hospital building



Stainless steel railings fixed along ramp on the entrance



Front view of the SDH building



Rear view of the hospital building



Creation of 630KVA capacity electric substation



Installation of AVR (400 KVA capacity) within the premises of hospital



Quarters of Paramedical staff at SDH Zainapora



Specialist Doctors/ Doctors quarters- Work abandoned