

225

MINUTES OF MEETING

FROM: - 30-03-1999

MINUTES OF MEETINGS

FROM: - 30-03-1999

DELHI DEVELOPMENT AUTHORITY
[COMMR.-CUM-SECRETARY'S OFFICE]

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 30.03.99 at 12.00 Noon at Raj Niwas, Delhi.

I N D E X

| S.No. | Item No. | S u b j e c t | Page No. |
|-------|----------|---|----------|
| 1. | 13/99 | Confirmation of the draft minutes of the meeting of the Delhi Development Authority held on 12th Feb., 99. No.F.2(2)99/MC/DDA | 2-7 |
| 2. | 14/99 | Change of land use for alternative cremation ground in Rohin, Phase-I. No.F.3(37)93-MP | 8-12 |
| 3. | 15/99 | Scheme for allotment of DDA Flats on ownership basis to DDA Employees. No.PA/D(H)I/98/DDA/Quota | 13-19 |
| 4. | 16/99 | Revision of pay scales of Staff Car Drivers (Regular/Work Charged and Despatch Riders (Regular) F.7(28)98/P&CP | 20-22 |
| 5. | 17/99 | Annual Accounts of the DDA for the year 1992-93 - Audit Certificate and Audit Report No.A/cs.6(322)99/DDA/Audit/Certificate | 23-59 |
| 6. | 18/99 | Approval under 'Special permission' under clause 8(2)(A) of MPD-2001 for construction of Guest house for Central Govt. employees at Kidwai Nagar (West), New Delhi. No. F.16(2)97/MP | 60-61 |
| 7. | 19/99 | Revision of pay scales of Mates/Non-Technical Supervisors (NTS). No.F.3(178)88/PB-IV/Pt.III. | 62-64 |

DELHI DEVELOPMENT AUTHORITY
[COMMR.-CUM-SECRETARY'S OFFICE]

List of the Supplementary agenda items to be discussed in
the meeting of the Delhi Development Authority fixed for 30.03.99 at
12.00 Noon at Raj Niwas, Delhi.

I N D E X

| <u>S.No.</u> | <u>Item No.</u> | <u>S u b j e c t</u> | <u>Page No.</u> |
|--------------|-----------------|---|---------------------------|
| 1. | 20/99 | Proposed change of land use pertaining to the Structure Plan for re- location of non-confirming industries in the Bawana- Narela area. <u>No.F.20(5)97-MP</u> | 1-4 |
| 2. | 21/99 | Revised Estimates for the year 1998-99 and Estimates for the year 1999-2000. <u>No.F.4(3)/Budget/1999-2000</u> | 5-6 + (3 Booklets) |

ITEM NO.
13/99
A-30.03.99

SUB: CONFIRMATION OF THE DRAFT MINUTES OF THE
MEETING OF THE DELHI DEVELOPMENT AUTHORITY
HELD ON 12th FEBRUARY, 1999

F.2(2)99/MC/DDA

P R E C I S

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 12th February, 1999 at Raj Niwas, Delhi. The minutes of the said meeting are appended at (Appendix 'A' page No. 2 - 7).

R E S O L U T I O N

Minutes of the meeting held on 12th February, 1999 were confirmed subject to the following amendments:-

(a) The decision recorded in item No.8/99 regarding fixation of pre-determined rates (PDRs) in Dwarka for the year 1998-99 shall be re-warded as under:-

" Principal Secretary (UD), GNCTD pointed out that it appears that DDA while seeking reimbursement from Delhi Government for construction of Master Plan roads, was also leading the cost in their land costing. It was explained by the Vice Chairman that this expenditure incurred during the last few years, which was not reimbursed by the PWD, was booked to the project cost. Earlier unreimbursed claims are pending with PWD.

2. After discussion it was decided that for these Master Plan roads, cost for which already stands booked to the project, reimbursement would not be sought from PWD. The Authority thereafter approved the cost benefit analysis and the land premium rates for Dwarka for the year 1998-99 as proposed in para 9.1 and 9.2. of the agenda item for notification by the Government.

Contd...

-1(a)-

[b] The decision recorded in Item No. 9/99 regarding fixation of pre-determined rates [PDRs] in Narela for the year 1998-99 shall be re-worded as under:

"Principal Secretary [UD], GNCTD pointed out that it appears that DDA while seeking reimbursement from Delhi Government for construction of Master Plan roads, was also loading the cost in their land costing. It was explained by the Vice-Chairman that this expenditure incurred during the last few years, which was not reimbursed by the PWD, was booked to the project cost. Earlier unreimbursed claims are pending with PWD.

2 After discussion it was decided that for those Master Plan roads, cost for which already stands booked to the project, reimbursement would not be sought from PWD. The Authority thereafter approved the cost benefit analysis and the land premium rates for Narela for the year 1998-99 as proposed in para 10.2 of the agenda item for notification by the Government."

[c] The decision recorded in Item No. 11/99 regarding fixation of pre-determined rates [PDRs] in Rohini Phase-III for the year 1998-99 shall be re-worded as under:

"Principal Secretary [UD], GNCTD pointed out that it appears that DDA while seeking reimbursement from Delhi Government for

- 1(b) -

construction of Master Plan roads, was also loading the cost in their land costing. It was explained by the Vice-Chairman that this expenditure incurred during the last few years, which was not reimbursed by the PWD, was booked to the project cost. Earlier unreimbursed claims are pending with PWD.

2 After discussion it was decided that for those Master Plan roads, cost for which already stands booked to the project, reimbursement would not be sought from PWD. The Authority thereafter approved the cost benefit analysis and the land premium rates for Rohini Phase-III for the year 1992-93 as proposed in para 9.1 and 9.2 of the agenda item for notification by the Government."

DELHI DEVELOPMENT AUTHORITY

Sub: Draft minutes of the meeting of the Delhi Development Authority held on 12.2.99

The following were present :

CHAIRMAN

1. Shri Vijai Kapoor
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri P.K. Ghosh

MEMBERS

1. Shri K.P. Lakshmana Rao,
Finance Member, DDA
2. Shri R.K. Bhandari,
Engineer Member, DDA
3. Shri V. Suresh,
CMD, HUDCO
4. Shri D.S. Meshram,
Chief Planner, TCPO

SECRETARY

Shri V.M. Bansal,
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Smt. Suman Swarup
Principal Secretary (UD),
Government of Delhi.
2. Shri Pradip Mehra,
Secretary to LG, Delhi.
3. Shri A. Ramaswamy,
Principal Commissioner, DDA.

4. Shri Sharda Prasad,
Commissioner(LD), DDA.
5. Shri Arvind Kumar
Commissioner (P), DDA.
6. Shri Gyansh Kumar,
Commissioner (Housing), DDA.
7. Shri U.S. Jolly,
Commissioner (LM), DDA.
8. Smt. Anita Choudhary,
Chief Legal Adviser, DDA.
9. Shri Shankar Banerjee,
Chief Accounts Officer, DDA.
10. Shri Pradeep Behari,
Chief Architect, DDA.
11. Shri A.K. Jain,
Addl. Commissioner (Plg.), Project, DDA
12. Shri K.K. Bandopadhyay,
Addl. Commissioner (DC&B), DDA.
13. Shri V.K. Bugga,
Town Planner, MCD.
14. Shri A.K. Baranwal,
Director(Vigilance), DDA.
15. Smt. Neemo Dhar,
Director (PR), DDA.
16. Smt. Ila Singh,
Financial Adviser (H), DDA

Draft minutes of the meeting of the Delhi Development Authority held on 12.2.99 at 11.00 A.M.
at Raj Niwas.

ITEM No. 1/99

Confirmation of draft minutes of the Delhi Development Authority meeting held on 28th October, 1998.
No.F.2(2)99/MC/DDA.

Minutes of the Authority meeting held on 28th October, 1998 and on the agenda item no.92/98 (approved through circulation) were approved.

ITEM NO. 2/99

Proposed development of Integrated Freight Complex (IFC) as part of Narela Sub-City (Change of land use thereof).
No.F.20(7)96/MP

The Authority approved the proposals contained in para-3 of the agenda item.

ITEM NO. 3/99

Change of land use of an area, measuring 43 hac. From 'rural use zone' to 'Public & Semi-public facilities' (40 hac. For Distt. Jail and 3 hac. for Distt. Courts) out of 320 hac. in Narela Project, Delhi.
No.F.20(33)80--MP

The Authority approved the proposals contained in para 4 of the agenda item.

ITEM NO.4/99

Recruitment Regulations for the post of Senior Statistical Assistant and Statistical Assistant.
No.F.7(92)98/PB-I.

On a query by the Lt. Governor, the Chief Planner (TCPO) informed that these cadres do not exist in the Town & Country Planning Organisation.

The Authority, therefore, approved the Recruitment Regulations of the cadres of the Senior Statistical Assistant and the Statistical Assistant as proposed in para-3 of the agenda item.

ITEM No.5/99

Relaxation in Recruitment Regulations of Assistant Engineer (Civil) falling under the unqualified category.
F.7(196)88/PB-I/Pt.II.

After detailed discussions the Authority approved the proposals contained in paras 3 & 5 of the agenda item, subject to the following :

- i) This is a one time relaxation and will not form a precedent for any other

employees/cadres of DDA and even these persons will have no claim for any higher post unless and until they acquire necessary prescribed qualification.

- ii) The pay scale of the post of Executive Engineer shall be given to them on purely personal basis. Further the post will revert to Engineering cadre once they get relieved.
- iii) They shall not be designated as Executive Engineers (Civil). They will however, be designated as Executive Survey Officer and necessary work load will be assigned to them by Engineering Department.

ITEM No.6/99

Report of the Study tour of selected cities in South East Asian Countries by the DDA delegation (7th Sept. To 19th Sept. 1998)
No.PS/Secy/DDA/99

LG and the Authority appreciated the Study Report.

It was decided to forward copies of the Report to the Ministry of Urban Affairs and Employment, Ministry of External Affairs, Indian Embassies/High Commissions of the countries visited by the Study Team. Copies of the Report shall also be sent to all the Departmental Heads of DDA, so that follow up action could be initiated on the recommendations.

ITEM No.7/99

Report on the follow-up action on the resolutions passed by the Authority in its meeting held on 21.8.98 and 28.10.98
No.F.2(6)98-MC/DDA

Action taken notes were seen by the Authority.

Under Item No.75/98 the Authority was informed that the Amnesty Scheme has been further extended up to 31st March, 1999. The LG, however, desired that strict action under the provisions of the Punjab Land Revenue Act should be taken against the defaulters. He desired follow-up report in the matter within 10 days.

ITEM No.8/99

Fixation of pre-determined rates (PDRs) in Dwarka for the year 1998-99 through Cost Benefit Analysis.
No.F.2(23)AO(P)/DDA/98

Principal Secretary (UD), GNCTD pointed out that the expenditure on Master Plan roads should not be loaded on the DDA lands' costing. It was explained by the Vice-Chairman that this expenditure has already been incurred and DDA has not been reimbursed by the PWD.

After detailed discussions, it was decided that future expenditure on Master Plan roads should be met out of the Plan funds and not loaded to the land cost by the DDA. However, keeping in view the fact that the expenditure has already been incurred by the DDA during the relevant period, the Authority approved the cost-benefit analysis and the land premium rates for Dwarka for the year 1998-99 as proposed in para 9.1 and 9.2 of the agenda item, for notification by the Government of India.

ITEM No.9/99

Fixation of pre-determined rates (PDRs) in Narela for the year 1998-99 through Cost Benefit Analysis.
No.F.2(21)AO(P)/DDA/98

Principal Secretary (UD), GNCTD pointed out that the expenditure on Master Plan roads should not be loaded on the DDA lands' costing. It was explained by the Vice-Chairman that this expenditure has already been incurred and DDA has not been reimbursed by the PWD.

After detailed discussions, it was decided that future expenditure on Master Plan roads should be met out of the Plan funds and not loaded to the land cost by the DDA. However, keeping in view the fact that the expenditure has already been incurred by the DDA during the relevant period, the Authority approved the cost-benefit analysis and the land premium rates for Narela for the year 1998-99 as proposed in para 10.2 of the agenda item, for notification by the Government of India.

ITEM No.10/99

Fixation of predetermined rates for the allotments in Plastic Bazar, Tikri Kalan
No.F.2(33)AO(Proj)DDA/95

Based on the cost benefit analysis, the Authority approved the land premium rates for the Plastic Bazar, Tikri Kalan for the year 1997-98, as proposed in para no.3 of the agenda item, for notification by the Government of India.

ITEM NO.11/99

Fixation of pre-determined rates (PDRs) of plots in Rohini Phse III for the year 1998-99 through Cost Benefit Analysis (CBA)
No.F.2(22)A.O.(P)/DDA/98

Principal Secretary (UD) GNCTD pointed out that the expenditure on Master Plan roads should not be loaded on the DDA lands costing. It was explained by the Vice-Chairman that this expenditure has already been incurred and DDA has not been reimbursed by the PWD

After detailed discussions, it was decided that future expenditure on Master Plan roads should be met out of the Plan funds and not loaded to the land cost by the DDA. However, keeping in view the fact that the expenditure has already been incurred by the DDA during the relevant period, the Authority approved the cost-benefit analysis and the land premium rates for Rohini for the year 1998-99 as proposed in paras 9.1 & 9.2 of the agenda item, for notification by the Government of India.

Item No.12/99

Scheme for allotment of DDA flats on ownership basis to DDA employees.

No.PA/D(H)/98/DDA/Quota

It was felt that this agenda item requires to be examined in greater detail and should, therefore, be discussed in the next meeting of the Authority.

SUBJECTS/ISSUES

1. Hon'ble L.G. emphasised the need to initiate a meaningful exercise on the framing of the MPD-2021. He desired that DDA should draw lessons from new concepts like compacting and mixed land use introduced in developed countries. Hon'ble L.G. expressed concern over the steady depletion agricultural greens in Delhi and emergence of farm houses etc.

Hon'ble Lt. Governor desired an approach paper be prepared on the profile of the exercise to be undertaken for preparation of MPD-2021, so that it becomes a workable meaningful document. A Committee headed by the CMD - HUDCO, with members from the NCR Planning Board, GNCTD, TCPO, eminent academicians and the DDA was thus decided to be constituted for this purpose. The Committee shall prepare the approach paper within 15 days and submit the same to Hon'ble L.G.

2. Hon'ble LG also desired DDA to undertake a study on the ways and means of rejuvenating the property market in the capital.

The meeting ended with a vote of thanks to the Chair.

ITEM NO.

14/99

A.30.03.99

Sub: Change of land use for alternative cremation ground
in Rohini, Phase-I
File no.F.3(37)93/MP

P R E C I S

1. PROPOSAL IN BRIEF

Approval of the Authority is sought for the proposed change of land use of an area measuring 0.8 hac. in Rohini, Ph.I from 'Residential' to 'Public and Semi Public facilities' (PS-7, Cremation ground) having processed the objections/suggestions, received on the proposal.

2. BACKGROUND

An alternative site of cremation ground measuring 0.8 ha. in Rohini Ph.I was earlier approved by the Authority vide item no.26/95 in its meeting held on 17.4.95 for change of land use from 'Residential' to 'Public and semi public facilities'. (Appendix-A-P-10.....) Subsequently with the approval of the Govt., a public notice was issued on 03.5.97. inviting objections/suggestions, on the proposed land use modifications.

3. SUMMARY OF OBJECTIONS/SUGGESTIONS RECEIVED

In response to the public notice, following 2 objections/suggestions were received:

- i) Acceptance of the proposal from the Secy. of Resident's Welfare Association, Sector 5, Rohini vide letter dt.25.5.97.
- ii) Suggestion from Director(TT)DDA to incorporate 30 mtr. Zonal development plan road, in lieu of 18 mtr. road shown in the site plan as well as in the text, describing the site boundary in the public notice.

4. FURTHER PROCESSING

The observations/suggestions were considered in the meeting of the Technical Committee held on 13.1.99 as item no. 4/99. (Appendix-B-P-11-12) The decision of the TC is as given below:

"The proposal of incorporating 13 mtr.R/W road in the East of the site, in place of 18 mtr.R/W road in the East as was mentioned in the public notice; was accepted by the TC and suggested for further

processing of change of land use accordingly".

5. RECOMMENDATIONS

The proposed change of land use of an area measuring 0.80 hac. from 'Residential' to 'Public and Semi public facilities' in Sector 5, Rohini, Phase-I for cremation ground; As notified by public notification with slight modification of boundary descriptions (given in para 4 above) is recommended for consideration of the Authority; so that the same could be referred to the Ministry for its final approval, u/s 11-A of the Delhi Development Act 1957.

R E S O L U T I O N

The Authority was informed that the proposed width of the Zonal Development Plan read in para 4 of the agenda be read as 30 mts. and not 13 mts. The Authority noted this correction and approved the recommendations contained in para 5 of the agenda item.

APPENDIX-A-TO ITEM NO.14/99

ITEM No.

26/95

A-17.04.95

SUB:

Change of land use for Alternative Cremation
Ground in Rohini Phase-I.
No. F. 3(37)93/MP.

P R E C I S

1. The alternative cremation ground site in lieu of disputed Cremation Ground near Village Naharpur was approved by Technical Committee in its meeting held on 28.05.1993 vide Item No. 20/93. Copy of Technical Committee Agenda and Minutes placed at (Appendix 'C' Page No. 13 - 15). Technical Committee approved the alternative site and recommended for taking further action to process the change of land use. The present use of this pocket as per Master Plan for Delhi-2001 is residential.
2. **MODIFICATION**

The land use of an area measuring 0.8 hact. falling in Planning division -'H' Sub-Division H-8(Rohini Phase-I) bounded by 45 mtrs. wide road and 30mtrs wide green belt (Road No. 41 Extension), Village Rithala, 18 mtrs. wide road (connecting 45 mtr. wider road and Village Rithala) is proposed to be changed from 'residential' to 'public and semi public facilities (Cremation and Burial Ground) (PS-7)'. The plan indicating the proposed site of Cremation Ground under reference is laid on the table.
3. The matter is placed before the Authority for approval of the proposal as stated in para 2 above to process the case as per section 11-A of the Delhi Development Act.

R E S O L U T I O N

Resolved that the proposal to change the land use for the Cremation Ground in Rohini Phase-I, as indicated in para 2 of the Agenda note, be approved.

Minutes of the Technical
Committee Meeting held on 13/11/98

**SUBJECT: CHANGE OF LAND USE FOR ALTERNATIVE CREMATION
GROUND IN SECTOR-5, ROHINI, PHASE-I.**

F.3(37) 93 M F

The Authority vide Item No. 28/96 dt. 17-4-96 had approved the proposal to change the land use for the Cremation Ground in Rohini Phase-I. Subsequently, on the approval of Central Government under Section 11/A of D.D. Act : 1957, a Public Notice was issued on 23-4-97 inviting Objections/Suggestions for the modifications which is reproduced below:-

"The land use of an area, measuring 0.80 hac. (2 acres) located in Sector-V, Rohini, falling in Zone-'H' (North West Delhi-I) and bounded by 45 mtr. R/W road in the North, 18 mtr. R/W road in the East, Recreational/green buffer in the South and West, is proposed to be changed from 'Residential' to 'Public and semi-public facilities' (Cremation ground/Burial ground) (PS-7)."

2.0 In response to the Public Notice, two objections/suggestions were received:-

(I) Letter from Secretary of Residents's Welfare Association, Sector-V, dt. 25-5-97 conveying the acceptance of the proposal.

(II) Suggestion from Director (TT) to incorporate 30 mtr. Zonal Development Plan road in lieu of 18 mtr. ZDP road shown in the Site Plan and mentioned in the statement of modification describing the boundary of the land for which change of land use has been proposed.

3.0 Accordingly, the case was referred to Rohini Project Planning Wing by Area Planning Wing with the statement and part of Draft Zonal Plan of Zone II, showing the road in front of Cremation ground as 30 mtr. R/W road. The proposed modification has been incorporated in the layout plan of Sector-5 (Extension) on the approval of Commissioner (Plg.) (P-100/c) and the modified Site Plan showing the approach road to Cremation Ground as 30 mtr. in place of 18 mtr. is enclosed (P-101/c). The modification in the statement of change of land use is given below:-

"The land use of an area, measuring 0.80 hac. (2 acres) located in Sector-V, Rohini falling in Zone 'H' (North West Delhi-I) and bounded by 45 mtr. R/W road in the North, 30 mtr. R/W road in the East, recreational/green buffer in the South and West, is proposed to

SR. No. 4/ITEM No. 4/99/T.C

Minutes of the Technical
Committee Meeting held on 13/11/98

SUBJECT: CHANGE OF LAND USE FOR ALTERNATIVE CREMATION
GROUND IN SECTOR-5, ROHINI, PHASE-I.

F.3(37) 93 m r

The Authority vide Item No. 26/96 dt. 17-4-96 had approved the proposal to change the land use for the Cremation Ground in Rohini Phase-I. Subsequently, on the approval of Central Government under Section 11/A of D.D. Act : 1957, a Public Notice was issued on 23-4-97 inviting Objections/Suggestions for the modifications which is reproduced below:-

"The land use of an area, measuring 0.80 hac. (2 acres) located in Sector-V, Rohini, falling in Zone-'H' (North West Delhi-I) and bounded by 45 mtr. R/W road in the North, 18 mtr. R/W road in the East, Recreational/green buffer in the South and West, is proposed to be changed from 'Residential' to 'Public and semi-public facilities' (Cremation ground/Burial ground) (PS-7)."

2.0 In response to the Public Notice, two objections/suggestions were received:-

(I) Letter from Secretary of Residents's Welfare Association, Sector-V, dt. 25-5-97 conveying the acceptance of the proposal.

(II) Suggestion from Director (TT) to incorporate 30 mtr. Zonal Development Plan road in lieu of 18 mtr. ZDP road shown in the Site Plan and mentioned in the statement of modification describing the boundary of the land for which change of land use has been proposed.

3.0 Accordingly, the case was referred to Rohini Project Planning Wing by Area Planning Wing with the statement and part of Draft Zonal Plan of Zone II, showing the road in front of Cremation ground as 30 mtr. R/W road. The proposed modification has been incorporated in the layout plan of Sector-5 (Extension) on the approval of Commissioner (Plg.) (P-100/c) and the modified Site Plan showing the approach road to Cremation Ground as 30 mtr. in place of 18 mtr. is enclosed (P-101/c). The modification in the statement of change of land use is given below:-

"The land use of an area, measuring 0.80 hac. (2 acres) located in Sector-V, Rohini falling in Zone 'H' (North West Delhi-I) and bounded by 45 mtr. R/W road in the North, 30 mtr. R/W road in the East, recreational/green buffer in the south and west, is proposed to

be changed from 'Residential' to 'Public and semi-public facilities' (Cremation ground/Burialground) (PS-7)."

Proposal of change of land use alongwith the above modifications is placed before the Technical Committee for its consideration.

DECISION

The proposal of incorporating 30 mt. R/W road in the east of the site in place of 18 mt. R/W road in the east as was mentioned in the public notice was accepted by the Tech. Committee and suggested for further processing of change of land use accordingly.

Compared with Original

C/S
3/2/99

Page 5147

4/2/99
Tech. Committee
Delhi Development Authority

ITEM NO. SUB; SCHEME FOR ALLOTMENT OF DDA FLATS ON OWNERSHIP
15/99 BASIS TO DDA EMPLOYEES
A-30.03.99 File No.PA/D(H)/I/98/DDA/Quota

BACKGROUND

P R E C I S

On the direction of the Hon'ble High Court in CWP No.87/97 meeting on the issue of framing a housing scheme for DDA employees was held under the chairmanship of Principal Commissioner, DDA on 9.12.1998 at 5.00 P.M., wherein Commissioner(H), Commissioner-cum-Secretary, Chief Legal Adviser, Financial Adviser (H), Director (RL) & Director (LC) were present. After detailed discussions/deliberations it was entrusted to Commissioner(H) to formulate a scheme for allotment of DDA flats on ownership basis to DDA staff and place the same before the Authority for approval so that the Hon'ble Court may be informed accordingly.

2) In CWP No.87/97 before the Hon'ble High Court filed by DDA Staff Quarters Welfare Association & Others, the Court has passed the following order :-

contd...

"It is pointed out by the Ld.Counsel for the petitioner that the Finance Member of the Respondent was allotted flat No.C-18, Usha Niketan, on rental basis. Thereafter, the said officer was given flat on ownership basis. Ld.Counsel for the petitioner points out that there is no basis for discriminating the employees and they should also be given the flats on ownership basis. Ld.Counsel for the Respondent states that so far there is no exclusive basis for housing of the DDA staff. The respondent shall frame a scheme for housing of the DDA employees."

- 3) There used to be 5% quota for DDA staff in allotment of DDA properties/dwelling units before 1978. This facility was withdrawn after implementation of Baveja Committee's Report. Since then there is no such quota or scheme for DDA staff. While abolishing the quota, it was decided by the Authority that the DDA however, may devise separate housing scheme for its employees which has not yet been done.
- 4) It is found that many Housing Authorities such as, U.P.H.B., G.D.A., Greater Noida Industrial Development Authority etc. as per UP Government's direction have some special provisions for allotment of flats to their staff. Housing Authorities apart, other organisations/Undertakings are also having provisions allowing special treatment/facilities to their employees in their related fields. Experts feel

Contd . . .

that such provisions add to their sense of belonging apart from being an integral part of their service conditions.

5) But, keeping in view of the Ministry's order no quota for allotment of flats can be allowed except in the following categories :-

| | |
|---|-----|
| i) Widows of Defence personnel killed in action | 1% |
| ii) Ex-servicemen | 1% |
| iii) Physically handicapped | 1% |
| iv) Scheduled Caste and Scheduled Tribes | 25% |

and

6) Of late, Authority as well as the Delhi High Court have taken note of the popular aspirations of DDA employees and desired that some ways to fulfil their expectations without violating Ministry's directives be explored.

7) **SALIENT FEATURES OF THE SCHEME**

In view of the above, an exclusive scheme for DDA employees without violating Ministry's directions are proposed to be laid down as follows :-

Contd. ---

- (i) The scheme would be called "Ownership Scheme for DDA Employees" under which allotments of DDA flats on ownership basis will be made to the permanent employees including those on deputation to DDA.
- (ii) Applications shall be invited by Director(Housing)
- (iii) The applicant should not own any residential flat or plot in full or in part on leasehold or freehold basis in New Delhi, Delhi and Delhi Cantonment and its suburban areas either in his/her own name or in the name of his/her wife/husband/minor dependent children.
- (iv) The following types of flats shall be included for allotment in the scheme :-
 - (a) 5% of the total number of flats under any ^{new} housing scheme which does not have waiting registrants, shall be offered to DDA employees under this scheme.
 - (b) All the surrendered/cancelled flats under EHS, SFS etc. which do not have any waiting registrants may also be offered under this scheme.

Contd. . .

(c) Scattered pieces of land as well as larger block available meant for housing in the various residential schemes developed by DDA may be utilised for construction of flats for staff.

(v) Costing of flats shall be done as per their price at the time of the release of such flats.

(vi) Number of flats to be constructed under iv(c) above under the scheme may depend on the demand and availability of land.

(vii) The payment schedule shall be as under :-

(a) 50% of the cost of flat shall be payable on allotment within 120 days from the date of issue of demand-cum-allotment letter. After 120 days interest @ 12% p.a. shall be charged for the next 120 days.

(b) Balance 50% amount of the cost of flat shall be recovered in 10 six monthly equated instalments.

Contd...

(c) If the demanded amount is not paid within the stipulated period, the allotment will be deemed to be automatically cancelled. However, competent authority would reserve the right to restore the allotment on payment of outstanding dues.

(d) The employees shall be allowed to avail the facilities of the house building advance to make the entire payment of the cost of flat in the lump-sum or to such extent to which he/she may be entitled to such advance.

(viii) The allotment shall be on First-cum-First Serve basis.

(ix) The criteria for the allotment shall be 'seniority'.

(x) In the event of any dispute, the decision of Commissioner(H) shall be final & binding.

(xi) The other terms & conditions of allotment shall remain the same as are in vogue.

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3) DDA is a premier organisation of the country which is involved in the development of land and construction of houses in a big way. One of its primary task has been to improve the standard of living of the citizens of this capital city by providing houses/flats to fulfill their aspiration of a dream house. To achieve this goal the contribution of the employees of the DDA is remarkable without which it may not have been possible for the Authority to develop this mega city in a systematic and planned way. It, therefore, becomes all the more necessary to give own shelter to the employees of the DDA by providing flats on ownership basis. With this end in view, the scheme for allotment/construction of houses, as explained in para-7 is placed before the authority for its kind consideration and approval.

R E S O L U T I O N

The proposal regarding exclusive housing scheme for DDA employees was discussed and rejected by the Authority.

Item No. 16/99 Subject: Revision of pay scales of Staff Car Drivers (Regular/work-charged) and Despatch Riders (Regular).
A-30.03.99 File No.: F.7(28)98/P&CP.

P R E C I S

I. PROPOSAL IN BRIEF

The proposal is to introduce a promotion scheme for Staff Car Drivers and revision of scale from 1.1.1996 on the pattern of promotion scheme introduced by Govt. of India, Ministry of Personnel, P.G. & Pension (Department of Personnel & Training) for their Staff Car Drivers.

II. BACKGROUND NOTE

As per Authority's Resolution no.102-A dated 19.9.1991, pay scales of Staff Car Drivers including Regular/Work-charged Drivers and Despatch Riders (Regular) in D.D.A. were revised vide E.O. no.4547 dated 15.11.1991 (ANNEXURE I) as under:-

- i) All Staff Car Drivers for first 5 years to continue in the pre-revised scale of Rs.1150-25-1500/-.
- ii) On completion of 5 years of service, they are to be placed in the scale of Rs.1200-30-1440-EB-30-1800/- as personal to them.
- iii) On completion of 15 years of service in category (ii) above, they are to be given the scale of Rs.1200-30-1560-EB-40-2040/- as personal to them.

The above scales were not as per Govt. of India pattern.

Govt. of India, Ministry of P.G. & Pension (Department of Personnel and Training) vide their OM no.22036/1/92-Estt.(D) dated 30.11.93 (ANNEXURE II) introduced a promotion scheme for their Staff Car Drivers and revised their pay scales w.e.f. 1.8.1993 with ratio and eligibility period given as under:-

| <u>S.No.</u> | <u>Scale</u> | <u>Nomenclature</u> | <u>Ratio</u> | <u>Eligibility period</u> |
|--------------|----------------|------------------------|--------------|---|
| 1. | Rs.950-1500/- | S.C.D.(Ordinary Grade) | 55% | Basic Grade |
| 2. | Rs.1200-1800/- | S.C.D.(Grade II) | 25% | 9 years of regular service in Ordinary grade. |
| 3. | Rs.1320-2040/- | S.C.D.(Grade I) | 20% | 6 years Regular service in the Grade or combined 15 years in Gr.II & Ordinary Grade together. |

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The scales have further been revised by Govt. of India, Ministry of Personnel, Grievances & Pension (Department of Personnel & Training) from 1.1.1996 vide OM No.35034/3/97-Estt.(D) dated 1.6.1998 (ANNEXURE III) as under:-

| <u>S.No.</u> | <u>Grade</u> | <u>Pay scales</u> |
|--------------|------------------------|---------------------------|
| i. | Ordinary Grade of SCDs | Rs.3050-75-3950-80-4590/- |
| ii. | Grade II of SCDs | Rs.4000-100-6000/- |
| iii. | Grade I of SCDs | Rs.4500-125-7000/- |

Having the revisions of pay scales done by Govt. of India, in respect of their pay scales, the Drivers of DDA are representing for implementation of the same pay scales in D.D.A.

III. WHY THE AUTHORITY'S APPROVAL IS NECESSARY

The pay scales revised by the Authority's Resolution No.102-A dated 19.9.1991, after revision of CCS (Revised Pay) Rules, 1986, were made applicable with the approval of the Authority. Promotion scheme introduced by Govt. of India in respect of their Staff Car Drivers w.e.f. 1.8.93 was not implemented in DDA, and since the scales of Govt. of India and ratio given there were different from the scales then existing in DDA, the revised scales of Govt. of India are being adopted from subsequent date i.e. from 1.1.1996 and as such Authority's approval is necessary.

IV. IMPLICATION, IF ANY.

There is a little financial burden on the resources of Authority on implementing the revised scale from 1.1.1996 to bring them in line with the system existing in Central Govt. If the scales are implemented from 1993 in DDA as per original scheme of Govt. of India, it would result in large scale recovery from S.C.Ds and may result in litigation. It is having no effect on other cadres.

V. SPECIFIC ISSUES/RECOMMENDATIONS REQUIRING AUTHORITY'S APPROVAL/CONCURRENCE.

To ensure that new scheme for Staff Car Drivers is introduced from 1.1.1996 instead of 1.1.93 with ratio between 3 grades to remain intact as prevailing in Govt. of India, it is

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Proposed that Staff Car Drivers of DDA including Regular/Work-charged and Despatch Riders (Regular) be given the following scales w.e.f. 1.1.1996:

| <u>S.No.</u> | <u>Grade</u> | <u>Pay scales</u> | <u>Ratio</u> | <u>Eligibility period</u> |
|--------------|------------------|---------------------------|--------------|--|
| A. | Ordinary Grade | Rs.3050-75-3950-80-4590/- | 55% | Basic grade |
| B. | Grade II of SCDs | Rs.4000-100-6000/- | 25% | 9 years of regular service in Ordinary grade. |
| C. | Grade I of SCDs | Rs.4500-125-7000/- | 20% | 6 years Regular service in the Gr.II or combined 15 years in Gr.II & Ordinary Grade together |

The General policy of Govt. of India with regard to Seniority-cum-fitness will continue to be followed strictly alongwith the ratio given above w.e.f. 1.1.1996.

The proposal has the concurrence of Finance.

The above proposal is now placed before Authority for approval.

R E S O L U T I O N

The proposals contained in para V of the agenda item were approved by the Authority.

ITEM NO. Sub: Annual Accounts of the DDA for the year 1992-93
17/99 - Audit Certificate and Audit Report.
A-30.03.99 File No.A/cs.6(322)/99/DDA/Audit Certificate/

P R E C I S

The Annual Accounts of the DDA and ISBT for the year 1992-93 were approved by the Authority vide Item No.86/94 dated 14.9.94 and 22/98 dated 30.3.98. Accountant General (Audit), Delhi issued Audit Certificate and Audit Report (English Version) on the accounts of DDA for the year 1992-93 on 12.1.99. The same is at Appendix-A- page No.25 to 59).

2. With regard to non preparation of Balance sheet under Nazul Account-II and Assets and Liabilities thereunder as at Sl. 1 & 2 above it is submitted that the DDA Budget and Accounts Rule notified by the Govt. of India do not provide for compilation of the Balance sheet in respect of Nazul Account-II. It provides for compilation of Balance Sheet in respect of Nazul Account-I and B-GDA. The Balance Sheet in respect of these two heads are being compiled accordingly.
3. For compilation of Balance sheet under Nazul Account-II and the relevant statements and the record thereunder, amendment to the Budget and Accounts Rules with the consent of the CAG and approval of the Ministry is necessary. As regards of maintenance of separate cash and bank account of various heads of account is concerned, various units of the Authority execute works relating to all heads of account and it is impractical for these executing agencies to maintain separate cash book for each head of account. Each item of expenditure incurred by the executing wing is properly and with full description entered into cash book and classified. At the end of the month accounts are compiled separately for each head of account. The receipt and expenditure for each head of account is, thus, available at any given point of time and this is verifiable. So far as details of land and property under various heads and accounts is concerned, the same is centrally not available with the management wings. These are available in the various registers with the management wings. These needs to be streamlined so as to bring transparency and in conformity with the Double Entry Accounting Procedure and also to build proper data base for assets and other inventories.
4. The Hon'ble LG has already constituted a committee consisting of FM, EM, PC & CAO for streamlining the accounting system. The Committee met on 29.1.99 and 9.2.99 for considering the terms of reference and scope of work to be included in the NIT. Letters have been issued to six reputed Chartered Accountant Firms on the panel received from the CAG office. It is also proposed to avail of the service and expertise of the Institute of Public Auditors of India by associating them in the selection process and monitoring exercises for the consultancy.

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5. Para-wise comments on the Audit Report are given in the Appendix-'A'.
6. The Audit has certified the accounts of the Authority upto the year 1991-92 compiled in accordance with the approved DDA Budget and Accounts rule and the records maintained thereunder. The accounts of the Authority for the year 1992-93 were compiled keeping in view the existing rules and records. The observations of Audit for the year 1992-93, juxtaposed with DDA's reply is submitted for consideration and approval by the Authority.

R E S O L U T I O N

Recommendations of the audit and the action initiated thereon were discussed in detail by the Authority. The Vice-Chairman informed that the work relating to land inventory was now at final stages.

After detailed discussion, the Authority resolved as under:-

- i) That responsibility should be fixed on the delinquent officials, for default in each case, in a time bound manner.
 - ii) That DDA's prime responsibility continues to be fulfillment of the social obligations. The recommendations of the Audit regarding commercial accounting etc. could have serious implications on DDA's social commitments. It was, therefore, decided that the whole matter should be examined in greater detail.
 - iii) That the issue regarding withholding of the audit certificate should be taken up with the Accountant General at any appropriate level. Simultaneously follow-up action on the audit's recommendations should be actively pursued.
2. The LG also desired to have a separate paper on the subject in the next meeting of the Authority so that long term implications of each of the recommendation could be discussed in detail.
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APPENDIX A TO ITEM NO. 17/99

PARAWISE COMMENTS ON THE AUDIT REPORTS ON THE
ANNUAL ACCOUNTS OF THE DDA FOR THE YEAR 1992-93

Para 1. Introductory

REPLY
Factual.
No Comments.

Para 2. Persistent irregularities

General

APPENDIX A-TO ITEM NC-17/99

PARAWISE COMMENTS ON THE AUDIT REPORTS ON THE
ANNUAL ACCOUNTS OF THE DDA FOR THE YEAR 1992-93

Para 1. Introductory

REPLY
Factual.
No Comments.

Para 2. Persistent irregularities

General

Para 3:
Incomplete Accounts
Non-preparation of Balance Sheet.

In the Receipt and Payment Account of Nazul Account-II receipt and payments had taken place against various heads of debt, deposit and advances during 1992-93 as under:-

| Sl. No. | Nature of Transaction | (Amount in Lacs) | |
|---------|---|------------------|----------|
| | | Receipts | Payments |
| 1. | Deposits | (-) 15.71 | 0.90 |
| 2. | Amount received from/paid to Revolving Fund | 19929.00 | 20335.00 |
| 3. | Investment cash balance | 235.18 | 403.25 |

In addition to above the transactions relating to the income and expenditure in respect of spots complexes were also included in Nazul Account-II.

Since no Income & Expenditure Account and Balance Sheet of Nazul Account-II were prepared, the progressive Assets and Liabilities on account of debt, deposit and advances had remained out of the annual accounts of the Authority. Despite these comments year after year, no attempt had been made by the Authority to prepare the Income & Expenditure Account and Balance sheet to depict the true state of affairs in regard to the assets and liabilities of this account.

Slum and JJs were transferred to MCD from DDA w.e.f. 1.9.92. The accounts of these departments had never been amalgamated with DDA Accounts as they were having their separate entity. The closing cash balance of

Reply

The Budget & Accounts Rules 1982 were notified on 1.4.82 by Ministry of Works & Housing, Govt. of India. These rules provided for compilation of balance sheet in respect of Nazul-I, BGDA, ISBT and Lottery. The rules do not provide for compilation of the Income & Expenditure Account and Balance Sheet in respect of Nazul Account-II. The major hurdle in preparation of a balance sheet in respect of Nazul Account-II, as observed by Audit, is as follows:-

The land presently acquired under Nazul-II is placed at the disposal of DDA, under Section 22(1) for management and is not transferred to DDA under Section 15 of the Delhi Development Act. It is a moot point whether generally accepted accounting principles will permit preparation of Balance Sheet as the assets are not owned by DDA. Presently for the land placed at the disposal of DDA, it prepares receipt and payment accounts and sends it to Delhi Administration.

As far as the progressive balances of assets and liabilities on account of debt, advances etc. are concerned it is stated that asset registers for land/built up properties under Nazul Account-II are being maintained by the Land Management and Land Disposal Wings for which formats have been prescribed under Rule 3 of Delhi Development (Management of Properties) Regulations 1961. Instructions to update these registers have been issued to the concerned HODs/officers, who are responsible for maintaining and monitoring such records. It may, however, be pointed out that maintenance of records there is ample scope for streamlining and improvement for which a detailed exercise is already on in the administrative branches.

As regards amalgamation of account of Slum & JJ with DDA accounts for the period it remained under DDA is concerned, it is pointed out that the matter has already been examined by the PAC and made the following observation in para 138 of 31st report of PAC 92-93.

Nazul Account-III was only on paper as the cash and bank balance always remained physically with the Slum and JJs department of MCD.

"The Committee find that Slum Wing had been functioning against all established norms and procedure. It was formulating and submitting proposal in respect of slum clearance and allied schemes directly to Delhi Administration without reference to

DDA and without its prior approval. Further as the budget of the Slum Wing forms part of the budget of the DDA and funds of these schemes should have been released by Delhi Administration to DDA and established financial procedures of the DDA should have been followed before these funds were utilised by the Commissioner(slum) for these schemes. However, surprisingly the funds were released directly by the Delhi Administration to Commr.(Slum) from 1986 onwards although earlier the release of funds to Slum wing had been through DDA. The Committee could get no satisfactory explanation for this impression from the established financial procedure from the Delhi Admn.

The Slum Wing since stands transferred to MCD with effect from 1.9.92 and the matter, therefore, needs to be pursued with Director(Slum) or Chief Accountant, MCD.

Para 4. Non-submission of surplus funds at the disposal of Government.

As per clause 9 of the Nazul Agreement 1937 any surplus funds in the Nazul Development Account remaining at the end of each financial year shall be put at the disposal of Government and shall be applied until further orders to the further improvement and development of the said Nazul estate and for the repayment of Loans made to the erstwhile trust.

The Balance Sheet of Nazul Account-I during the year 1992-93 showed a liability amounting to Rs.46.18 crores being the surplus fund, payable to the Govt. This liability had been noticed in the earlier years also as noted below:

| Year | (Rs. In crores) |
|--------|-----------------|
| Amount | |
| 85-86 | 13.25 |
| 86-87 | 22.05 |
| 87-88 | 24.26 |
| 88-89 | 33.73 |
| 89-90 | 42.07 |
| 90-91 | 37.93 |
| 91-92 | 46.94 |
| 92-93 | 46.18 |

This surplus which was known as payable was not put at the disposal of the government during the year. The same had been used by the Authority without any approval of the Govt. When the Authority was requested to explain the reasons, it stated (March, 1995) that the surplus balance has been kept with the Authority for development of scheme/works etc.

The surplus fund at the end of 1992-93 was Rs.29.94 crores only and not Rs.46.18 crores as shown by Audit. The difference of Rs.16.24 crores represents the closing value of land and works as can be seen from the Accounts. The surplus amount under the said account has never been used for the purposes other than those stipulated in the Agreement. The fund under the Account are required not only for the improvement and development of the Nazul Estates but also for strengthening of the existing infrastructure due to land use change. In view of above, entire surplus funds are not being refunded to Govt. However, the matter is being taken up with the Govt. for its retention for the said purposes.

Para 5.

Cash Balances of Nazul Account-I, II and GDA - Not verifiable.

Only one general cash book was maintained to record all the transactions pertaining to different accounts by the Authority. All the accounts i.e. Nazul Account-I, II, III and GDA showed cash balances Rs.29,93,83,353.90, Rs.1,43,89,107.62, Rs.6,18,72,808.87 and Rs.25,03,814.85 respectively which could not be verified from the General Cash Book. The basis on which the balances were worked out was not known.

The Inter State Bus Terminus (ISBT) was transferred from DDA to Delhi Administration with effect from 5.5.93 vide Government of National Capital Territory of Delhi (ISBT-Kashmiri Gate) No.PA/GM/ISBT/93/1005 dated 7.5.93. The accounts of ISBT for the year 1992-93 had been certified and comments there of have been indicated at para No.26 & 27.

The total of cash and bank balance were shown in schedule "B" which also includes balances of ISBT and Nazul-III Account which were not even submitted to the Authority for approval.

-29-

Only one cash book is maintained in DDA to record all the transactions pertaining to different accounts. This includes General Development Account, Nazul Account-I and Nazul Account-II. Each entry made in cash book is distinctly classified under each of the accounts to which the transaction pertains. However, it is pointed out while preparing the consolidated monthly accounts, figures are allocated separately for transactions pertaining to the respective head of account viz. Nazul Account-I, II and BGDA and cash balances are reflected separately. The source and basis of such balances are monthly accounts, cash balances of the respective unit and consolidated reconciliation statement.

It may be appreciated that divisions and accounting units in the DDA being scattered covering a wide spread and nature of activities, maintenance of a number of cash books for Nazul-I, II and BGDA etc. would be a very cumbersome exercise. Once, however, streamlining of the accounting formats based on Double Entry Commercial Accounting is introduced, such refinements as pointed out by the Audit shall become automatic.

This has subsequently been approved by the Authority in the meeting held on 30.3.98 vide item 22/98.

Accordingly, the amount of Rs.29,93,83,353.90, Rs.1,43,89,107.62 and Rs.25,03,814.85 in respect of Nazul Account-I, II and GDA for the year 1992-93 were booked on the basis of the schedule so based are based on consolidated balances of cash books maintained by various units/divisions and this can be verified. The cash book in respect of Nazul Account-III was being maintained separately by Slum & JJ Wing which stood transferred to MCD w.e.f. 1.9.92.

The related records or subsidiary cash books were also not maintained to verify the closing balances of cash and bank of Nazul Account-I, II & GDA separately and hence the cash and bank balances of all these accounts remained unidentified.

30

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The only one cash book is maintained in each unit/ division and Hdqrs. These are available with respective unit/ division.

Para 6.

Opening and closing value of Land and Works in Nazul Account-I - Not verifiable.

The Income and Expenditure Account of Nazul Account-I showed opening and closing balances of land and works as on 1.4.92 and 31.3.93 at Rs.16,18,12,950/- and Rs.16,23,74,727/- respectively but no records in support thereof were made available to Audit to enable it to verify the correctness of these balances.

-31-

The procedure being followed is that the closing value of land and works for the preceding year becomes the opening balance for the current year. The closing value of land and works as on 31.3.92 was Rs.16,18,12,950/- which is taken as opening value of the land and works as on 1.4.92 in the Income and Expenditure Account for the year 1992-93.

The expenditure figures incurred by the various Units/ Divisions, booked in their respective cash books are compiled and amalgamated at the Headquarter through their monthly account. From the monthly accounts submitted by the Units/Divisions figures are compiled in the classified registers at Headquarters and then transferred to the consolidated registers. This consolidated expenditure on land and works is added to the opening value to arrive at the closing value of that particular year.

Figures as highlighted by the Audit have been taken from the Annual Accounts which is compiled on the basis of consolidated registers in the Headquarters. However, basic records i.e. Cash Book, Vouchers etc. are with the respective Division/Units incurring the expenditure and not in the Headquarters.

Once the updated format of accounts is changed to computer based Double Entry System, the details would become concurrently available in the respective units and Headquarters which will facilitate verification of figures by Audit.

Para 7. Properties in Nazul Account-I - Not verifiable.

Balance Sheet of Nazul Account-I showed properties amounting to Rs.102.80 lakh. The details of this were annexed in schedule "Q" which included the following items:-

| Item No. | Particulars | Amount (Rs.) |
|----------|---|--------------|
| 6. | Development of 128 acres of land for temporary tenements/shops at Jhandewalan. | 2,95,940/- |
| 7. | Janta Market, Rani Jhansi Road | 1,10,921/- |
| 8. | Providing parking arrangements at Ajmeri Gate | 2,14,318/- |
| i) | The Authority was requested to furnish the connected records in respect of items mentioned above but the same were not made available to Audit. | |
| ii) | In respect of other properties mentioned at item No.1 to 5 of the schedule "Q", no record to verify the value of properties was made available to Audit. | |
| iii) | All the properties above included in the schedule were shown at their depreciated value but no records regarding their original value and the total amount of depreciation charged upto 1992-93 were made available to Audit. | |

-32-

The relevant records viz. the assets registers etc. are maintained by the various Wings/Divisions and the balances/figures appearing therein are checked/verified in Audit during the course of audit of these Units/Divisions. The figures of assets reflected in the balance sheet are arrived at on the basis of the schedule received from various Units/Divisions of DDA.

As pointed out in para-3 earlier, detailed registers of properties are required to be maintained in the Land Management and Land Disposal Wings in the prescribed format. These are being maintained but there is scope for improvements and a concurrent exercise for streamlining and updation of records is on the anvil.

Relevant property registers relating to Janta market, Rani Jhansi Road, Junk Shop, Jhandewalan are with the Land Management Wing but in its present form does not contain all the relevant required data, with regard to cost particulars. Property records of parking arrangements at Ajmeri Gate, however, cannot be produced for verifications since these are under the custody of the Court at present.

ii) In the DDA unfortunately centralised information of movable and immovable assets is not being maintained. It is the responsibility of the custodian of the assets to maintain relevant records under their custody. In such a scenario, while consolidated records will not be available under a single window but the same can be traced back to the various divisions and units at Nazarat and Headquarter.

iii) It is true that in most cases original value of the property is not available. This is a historic legacy which has been carried on particularly for old properties. From 1992-93 onwards depreciation charge register has been opened up.

Para 8: Non-inclusion of depreciation reserve in the balance sheet.

The Authority approved the depreciation to be charged on fixed assets vide resolution No.677 dated 16.10.67 at the following rates:-

| | | |
|----|--|------|
| 1. | Furniture, Fixture & office equipments | 10% |
| 2. | Survey & drawing instruments | 10% |
| 3. | Staff Cars | 20% |
| 4. | Residential Buildings/shops | 2.5% |

i) As a result of scrutiny of schedule "Q", it was noticed that depreciation was also charged on works. At item No.6 of schedule "Q" the property in the name of "Dev. of 128 acres of land" was included and depreciation amounting to Rs.75,000 was charged on this item. Again depreciation of Rs.45,000 was charged on "providing parking arrangements at Ajmeri Gate" shown at item No.8. Charging depreciation on land/works was not in accordance with the decision taken by the Authority.

ii) Depreciation on the properties was charged annually but neither a reserve was created nor a register which showed the total amount of depreciation charged so far was maintained by the Authority.

iii) Depreciation was also charged on the addition to the properties made during the year but the dates of additions were not available with the Authority. Hence the correctness of the depreciation charged also remained unverified.

i) The depreciation on the development of 128 acres of land for junk shop at Jhandewalan and parking arrangement at Ajmeri Gate was being charged at fixed rates upto 1994-95. From the year 1995-96 depreciation on these two items is being charged as per the resolution of the Authority dt.16.10.67. The Authority is being approached for regularisation of Depreciation charges levied at fixed rates upto 1994-95.

ii) The Authority Resolution No.677 dated 16.10.67 stipulates for levy of the depreciation charges only. There is no decision or order to create depreciation reserve. Depreciation register is now being maintained indicating the details of depreciation charged on each category of asset.

iii) The details of depreciation is already indicated. The dates of addition to the assets are available with the respective Units/Divisions and can be verified by Audit with reference to the records maintained in those Units/Divisions. The depreciation on addition is worked out precisely on the basis of the additions made during the year. The relevant records can be verified by Audit.

- ii) As per schedule "O" the list of debtors showed outstanding balances as on 31.3.93 recoverable from GDA on account of (i) Kingsway Camp and (ii) District Centre Janakapuri amounting to Rs.3,533 and Rs.28,79,218 respectively. Though, these outstanding balances pertained to last year and to be recovered from other account(GDA) no efforts were made to clear these balances.
- iii) A balance, amounting to Rs.12,52,795/- on account of 'Provision for Bad debts' which was brought over from last year's balance sheet was deducted from this year's debtors. In the current year of 1992-93, no provision was made and hence the deduction of last year's provision from the debtors of current year is not correct. This provision should have been included on the Liabilities side of the Balance Sheet. Moreover, the details of this provision and the orders to make this provision were not made available to audit.
- ii) The outstanding amount of Rs.3,533/- and Rs.28,79,218/- in respect of (i) Distt.Centre Janak Puri & (ii) Kingsway Camp had since been adjusted in the year 97-98.
- iii) The sundry debtors shown in schedule "O" are consolidated upto 92-93. The deductions for "Prov. & Bad Debt" in schedule "P" shown in 92-93 is also updated provision. This is in line with standard commercial practice. The respective units have been advised to furnish the details.

Para 10

Non availability of supporting records in respect of clearance of last year's liabilities:

Following items were shown as outstanding liabilities in schedule 'L' of last year's balance sheet:-

| | | |
|----|--|-------------|
| 1. | Approx. Amount on account of sewerage and junk shops at Jhandewalan | Rs.7,15,000 |
| 2. | Approx. Amount on account of payment of house tax in respect of Janta Market | Rs. 93,750 |
| | Total | Rs.8,08,750 |

The liabilities mentioned above were not included in the current year's balance sheet which implies that the same were cleared but there was no mention of the clearance in the Receipt and Payment Account of this year. It was informed that these liabilities were dropped and hence not included in the current year's balance sheet. When such list was checked the above mentioned items were not found added in the same and no connecting records were made available to Audit to verify the same. The clearance of the above liabilities of last year without any corresponding addition in the demands dropped was not in accordance with the accounting principles.

The liabilities was not included in the current year's balance sheet as the same were treated as withdrawn on the basis of the report from F.O. to C.E.(NZ) vide his letter dated 13.3.92, photocopy enclosed. The figure of Rs.7,15,000/- is shown as Rs.71,500/-). The withdrawal is supported by the aforesaid letter, copy of which is being submitted to Audit. As rightly pointed out by the Audit the liability of previous year should have been withdrawn by showing it as demand dropped.

Para 11.

Non-keeping of details of land available under Nazul Account-II.

In the Receipt and Payment Account of Nazul Account-II, receipts from disposal of land premia amounting to Rs.4,71,77,309/- and from disposal of undeveloped land amounting to Rs.70,75,48,293/- had been shown. The scrutiny of the items revealed that both developed and undeveloped land was available under nazul Account-II. The Authority was requested to furnish a total list of land developed and undeveloped available under Nazul Account-II and also the relevant records of the land for which Premia had been received but the same was not made available and hence these receipts remained unverified.

The ledger containing all receipts realised from disposal of land as premium amounting to Rs.4,71,77,309/- from developed land and Rs.70,75,48,293/- from undeveloped land are being maintained by Land Accounts Wing. The list of the land acquired from 1961-62 to 1992-93 under Nazul Account-II was supplied to Audit. The Land Management and Land Disposal wing are required to maintain records in the prescribed format as per Rules of Delhi Development (Management of Properties) Regulations 1961. As submitted in Para 3 the Assets Register for Land/Build up properties under Nazul Account-II are being maintained by the Land management and Land Disposal Wing. There is ample scope for streamlining and improvement of the records for which instructions have been issued to the concerned HOD/Officers who are responsible for maintaining and monitoring such records. A detailed exercise is already on in the Management Section.

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The ledger containing all receipts realised from disposal of land as premium amounting to Rs.4,71,77,309/- from developed land and Rs.70,75,48,293/- from undeveloped land are being maintained by Land Accounts Wing. The list of the land acquired from 1961-62 to 1992-93 under Nazul Account-II was supplied to Audit. The Land Management and Land Disposal wing are required to maintain records in the prescribed format as per Rules of Delhi Development (Management of Properties) Regulations 1961. As submitted in Para 3 the Assets Register for Land/Build up properties under Nazul Account-II are being maintained by the Land management and Land Disposal Wing. There is ample scope for streamlining and improvement of the records for which instructions have been issued to the concerned HOD/Officers who are responsible for maintaining and monitoring such records. A detailed exercise is already on in the Management Section.

Para 12:

39

Non-exhibition of expenditure incurred in connection with maintenance of sports complexes separately.

An amount of Rs.3,54,87,132 on account of receipt from sports complexes had been shown in the receipt and payment account of Nazul Account-II but the expenditure incurred in maintenance of these complexes had not been shown on the payment side.

Further the details of receipts were also not made available to Audit. Hence the total financial state of affairs in respect of sports complexes could not be verified.

The receipt of Rs.3,54,87,132/- on account of receipt from sports complex is shown distinctly under the head V-C Misc. Receipt in the receipt and payment account of Nazul Account-II. However, the payment of Rs.1,69,25,799.84 is shown under head Nazul-II Sub-head 2-C-expenditure on development of land. The details are available in the consolidated register at page 44 and 61 for the year 92-93. These expenditure have been taken in the classified and consolidation register on the basis of the monthly account received from the sports complex. However, from the financial year 97-98 the expenditure on sports complexes is also being shown separately in the annual account of the Authority under the head N-II-2-C-Sports Complex.

The details of the receipt are available in the respective sports complex and the figures have been taken in the accounts of the Authority on the basis of the monthly account received from the sports complex.

Para 13.

(i) General Development Account Investment.

(A) supporting Records and details were not available with the Authority.

(i) As per Schedule 'J' annexed with GDA an investment of Rs.30,594 in Post Office Savings Account had been shown. The Pass book of the same was not available with the Authority since long. During the course of discussion, it was informed that long back this amount was deposited in Post Office and at present no records including the pass book was available. The name of particular post office and the account number was also not known.

(ii) On 31.3.93 a balance of Rs.3,77,97,864/- was shown on account of sinking fund investment which includes an amount of Rs.85,68,414 /- invested during the year 92-93, as per Schedule 'K' while as per Receipt and Payment Account, an amount of Rs.83,70,414/- was only shown on the payment side. Thus the investment was shown excess by Rs.1,98,000/-. At the same time by this amount the creditors had been shown increased which is not correct.

Further no certificate in support of this investment was available with the Authority. Neither the rate of interest nor the terms and conditions of this investment were available with the Authority. No certificate and entry was available in the Investment Register.

13(A)i

An amount of Rs.30,590/- in respect of CPF stands invested in the P.O. saving account since long. However, the pass book is not traceable at this stage. Efforts are being made to locate the record. Simultaneously, matter is being taken up with Post Master.

The schedule for the year 92-93 shows investment of Rs.85,68,414/- towards sinking fund investment. This includes investment of Rs.1,98,000/- shown in schedule 'A' of sundry creditor. Both schedules are annexed with the annual accounts for the year 92-93. Rs.83,70,414/- appearing in receipt and payment account for the year 92-93 is the actual amount reflected in the monthly account on the basis of the cash book. This amount of Rs.83,70,414 plus liability of Rs.1,98,000/- (sundry creditors of schedule 'A') comes to Rs.85,68,414/-, which tallies with the amount of investment shown in schedule 'K' i.e. sinking fund investment.

The investment amount is directly transferred from main account of DDA to the sinking fund investment by the Bank. The pass book of the investment is being maintained in which the entries are made and attested by the bank authorities. Both pass book i.e. of CBI and SBI are available with the Sr.A.O.(Accounts).

:: 41 ::

(B) Improper maintenance of Investment Register

Though an investment register was maintained in the Accounts Section but the entries in respect of investments made upto 92-93 were not made in the Register. The entries in respect of Post Office Savings Bank and Sinking Fund Investment were not available in the Register. It was, however, also observed that the entries made on the Register were not attested by the responsible officer.

The sinking fund investment register is being maintained separately and the entries have now been attested

(C) Interest on Investment not verifiable

The interest of Rs.20,32,337/- on investment/debenture shown in the receipt and payment account could not be verified due to non-availability of details. In some cases, the rate of interest on Investment was not available with the Authority.

All entries in short-term investment register for 92-93 exists but the same was not scored, as a result Audit could not verify the total. The needful has since been done.

(D) Non-inclusion of interest on certain investments.

The accrued interest on post office savings account amounting to Rs.30,594/- was not included in the accounts of the Authority. The accrued interest on Sinking Fund Investment was also not included in the accounts. In both the cases the rate of interest was also not known to the Authority.

Same remarks as against para 13(A)(i).

Para 14 Value of land and work in GDA-
not verified.

- (i) In the Balance Sheet of GDA the closing value of Land and Works as on 31.3.93 was shown at Rs.24,18,29,894 which could not be verified due to non-availability of concerned records/documents.

- (ii) Inclusion of Land at Ajmeri Gate in GDA.

The Land at Ajmeri Gate area was of Nazul Account-I and hence the works in the name 'Providing parking arrangements at Ajmeri Gate' was included in Nazul Account-I. But in the closing value of land and works in G.D. Account also includes land at Ajmeri Gate scheme amounting to Rs.5,31,405. The land and works of one particular area should have been included in one account only. The Authority was asked to explain the reason for inclusion of one area's land in one account and the works of the same area in another account but no reply was furnished.

- (i) The value of land and works amounting to Rs.24,18,29,894 as on 31.3.93 represents the value of land in 8 Distt. Centres and MOR Land under GDA. The ledgers are being maintained by Land Accounts Wing. The Land/Built up property registers are being maintained by Land Disposal Wing for which formats have been prescribed under Rule 3 of Delhi Development (management of Properties) Regulation 1961. Instructions to update these registers to the concerned HODs/ Officers have been issued to the concerned who are responsible for maintaining/monitoring such record.

- (ii) The land at Ajmeri Gate area under B-GDA is being shown in accordance with the approved Budget and Account Rules, 1982. The item is appearing at Sl.No.1(a) of Income & Expenditure Account of GDA. The Delhi Ajmeri Gate area which form part of the Nazul Estate transferred to DDA (as successor o the Delhi Improvement Trust) under Nazul Account-I.

Para 15.

(i) Closing value of property amounting to Rs.65,35,54,904 in G.D. Account could not be verified due to non-availability of details and the supporting records. A register showing all the details of the properties, additions made, disposal if any, was not shown.

During 92-93 there was an addition of Rs.3,47,57,489/- in the property under GDA as shown in the Schedule "F" annexed to the annual account. These additions were compiled based on the schedule received with monthly account from the various Units/Divisions. The concerned Units/Divisions are required to maintain registers of properties of immovable and movable in the formats prescribed under Rule 3 of Delhi Development (Management of Properties) Regulations, 1961. Instructions to update these registers have been issued to the concerned HODs/officers, who are responsible for maintaining and monitoring such records.

(ii) the value of the properties had been shown after deducting the depreciation but the original value of the properties was not made available to audit and thus the closing depreciated value could not be verified.

As per depreciation rule 32(1)(ii) of the Income Tax Act Edition 1997 (page 1.121) by Taxman provides for levy of depreciation at such percentage on the written down value thereof as may be prescribed. From this it is clear that the original value of the property is not to be linked and shown in the accounts for the purpose of levying depreciation.

(iii) An amount of Rs.99,36,026 was charged on account of depreciation on the properties but no details of this amount i.e. the rate of depreciation, date of addition was not made available to verify the correctness of this amount of depreciation.

The detailed working sheet for levy of the depreciation shown in the Schedule "F" annexed to the monthly account is available in the Accounts Section.

(iv) Non-inclusion of Road Rollers and Bulldozers in the list of Properties.

The Authority had its own road rollers and bulldozers under mechanical division at Mayapuri. Neither the value of road rollers and bulldozers had been depicted in the accounts nor details of property and other connected records were made available for

The road-rollers and bulldozers were procured from Nazul Account-II. Since the Income & Expenditure Account and balance sheet is not presently being compiled in respect of Nazul Account-II, as Budget & Accounts Rules 1982 notified by the Ministry of Works and Housing, Govt. of India do not provide for compilation for the said Nazul Account-II. However, the relevant property register for this item is required to be maintained by Mechanical and Workshop Division under

verification.

Thus non-inclusion of such a huge property in the accounts does not depict the true and fair affairs of the Authority.

CE(Electrical) as per the formats prescribed under rule 3 of the Delhi Development (Management & Properties) Regulations, 1961. CE(Elect) has been asked to update the property registers taking into account details of all assets acquired, so that the same can be verified by Audit.

(v) Theft of a Jeep amounting to Rs.2,07,000 from the O/o the Chief Engineer, West Zone was not included in the main accounts of the Authority.

The book value of the Jeep is Rs.50,457/- as reported by the CE(Dwk) and not Rs.2,07,000- as pointed out by the Audit. The case is still under investigation in Vigilance Branch of DDA and hence this has not been included in the main accounts of the Authority. This amount of loss will be reflected in the accounts when it is written off or recovered with the approval of the Competent Authority.

Para 16. Closing stock in the balance sheet of GDA.

Value of closing stock shown as Rs.94,36,901 in the balance sheet could not be verified in the absence of division/office wise details on the basis of which the closing stock has been worked out.

It was noticed during the course of audit of various field divisions of the Authority that in most of the divisions, no inventory register and a register showing the total closing stock was maintained. For example recently in the Electrical Division No.XI no such register was maintained since inception of the division. In the main offices and zonal office annual stock taking was not done.

Further, it was also noticed that in the field divisions almost all the purchases of items were charged to works and the same were not included in the stock/furniture and fixture of the main accounts.

A proper system to include all the items of stock/furniture and fixtures of all the field divisions/zonal offices and main offices may be evolved so that the correct valuation may be included in the accounts of the Authority.

Value of the closing stock is worked out by taking opening balance and adding debit during the year less credit during the year.

This stock relates to Store Division and not to the other Divisions like Civil, electrical and Horticulture divisions.

Under PWD system purchases made by any division for the work is debited to work and credited to suspense head purchase on procurement of any item. If the payment is made subsequently, otherwise it is charged direct to work. The purchase head is cleared on disbursement of the payment.

Value of the stock/furniture and fixture procured by any field division/zonal office and/or main office is reflected through the monthly account compiled by the respective Unit. This value is consolidated at H.Q. and reflected under the respective head. No value of any item of purchase remains unaccounted. The inventory of the property is maintained by the respective Unit in the formats prescribed under Delhi Development (management of Properties) Regulations, 1961. Instructions to keep these registers updated have been issued to the concerned HODs/officers, who are responsible for maintaining and monitoring such records.

Para 17: Non-inclusion of value of total land available under GD Accounts.

In the Income & Expenditure accounts of GD Accounts the opening and closing value of land and works of the areas mentioned from (a) to (i) was only included. The value of vacant land available in various areas were not included. For example, most of vacant land of "Dwarka, "Narela" and "Rohini", where no work has yet been started, remained out of GDA.

Non-inclusion of the correct value of land in the accounts does not reflect the true and fair view of the accounts of the Authority.

The land at Dwarka, Narela and Rohini procured/ acquired under Nazul Account-II through LAC under Section 22(1) of D.D. Act for management. The Balance sheet and Income & Expenditure Account, as per the existing Budget & Accounts Rules, 1982, is not compiled and hence the value of the vacant land or otherwise do not find reflection in the annual accounts under the head Nazul Account-II. These are not to be reflected under General Development Account as it is Nazul Account-II Land.

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Para 18(A) Pension Fund (GD accounts)

During the year of 1992-93, the Authority had contributed an amount of Rs.1,46,09,143/- towards the pension fund. However, this entire amount was not invested. Rather the investment of Rs.1 crore made during last year was encashed in this year. Only Rs.50 lakh of this fund were invested during this year which means that the fund was diverted from its main purpose in contravention to the decision taken by the Authority.

Further, the interest earned on this investment was not credited to the fund. This irregularity was also pointed out in the previous year also but no steps were taken to rectify the irregularity.

It is correct that provision of amount of Rs.1,46,09,143/- was made towards Pension Fund to cover up pension liability of that year. It is also correct that the investment of Rs.1 crore which matured during 92-93 was encashed and Rs.50 lacs was invested under Pension Fund during 92-93.

A provision is made every year to reserve fund to meet with the liability of payment of the pension to the retiree. Contribution of Rs.1,46,09,143/- was made towards reserve fund on account of pension during the year 92-93. This provision is to meet with the payment liability and is not to be invested. The payment during the year 92-93 was Rs.1,33,31,778/- which is included in the figure of Rs.1,78,85,778/- on the payment side of the receipt and payment account for the year 92-93. The investment of Rs.50 lacs is in addition to the provision to meet with the future liability. The investment under the pension fund has been raised to Rs.60 crores as on 31.1.99 as per the statement enclosed (Annexure 0A) as a matter of abundance precaution to lessen the burden to GDA.

Para 18(B)

Non-investment of GPF amounting to Rs.38.20 crores.

The total liability amounting to Rs.44.70 crores on account of GPF of the employees was shown in the balance sheet as on 31.3.93. Out of which only Rs.6.50 crores were invested and the balance Rs.38.20 crores was utilised by the Authority in contravention of the GPF Rules as well as the decision of the Authority. The diversion of GPF of the employees was not in conformity with the Rules of the Authority.

It is true that the total accumulation under G.P. Fund account was Rs.44.70 crores. Rs.6.5 crores were invested upto 31.3.94. The investment under G.P. Fund account has been raised to Rs.104.35 crores as on 31.1.99. A status of the accumulation and investment from the year 92-93 to 31.1.99 is given in the Annexure-B.

Para 19:

Sundry creditors : Rs.1,65,43,04,993.00

- (A) The above liability includes Rs.59,02,32,000.00 on account of estimated expenditure to be incurred on construction of "built up houses/flats and shops etc".

Scheme wise details were, however, not made available to Audit. The justification for providing such a huge liability was also not provided.

The liability of Rs.59,02,32,000/- on account of construction of built up houses/flats/shops included in the sundry creditors is based on the scheme wise statements received from the Engineering Wing. These statements are available with Sr.A(A/c's). The provision has been made on the basis of these statements.

Para 19(B)

The head sundry credits also includes Rs.2007,64,954/- on account of purchases of materials in Divisions awaiting adjustment the details of which were not available to Audit.

The figures of debit and credit under purchases are booked in the classified registers and then carried over to consolidation register maintained at Headquarter from the monthly accounts received from various Units/Divisions. The details of these figures are available with the respective Unit/Division which can be verified by the Audit.

Para 20(i)

Non-liquidation of liabilities of Rs.2141.94 lacs.

(i) The following liabilities were shown in Schedule 'A' attached to GD account for the year 1992-93:-

| Sl. No. | Nature of Liability | Amount | Amount |
|---------|--|---------|-----------|
| 1. | Cost of land of the Distt. Centre payable to Delhi Admn. | | |
| | a)Wazirpur Distt Centre | 3703200 | |
| | b)Laxmi Ngr.Distt Centre | 1555200 | |
| | c)Janakpuri --do-- | 1797600 | |
| | d)Saket --do-- | 2337600 | 9393600 |
| 2. | Cost of land payable to Min. of Rehabilitation | | 135000000 |
| 3. | Cost of land in respect of Hotel at Sardar Patel Marg. | | 69800000 |
| | Total | | 214193600 |

The liabilities mentioned at Sl.No.1&2 had been shown in the balance sheet since 82-83 without any change and the liability mentioned at Sl.No.3 above has been increased from Rs.309 lakh to Rs.698 lakh.

Records relating to the cost of land in respect of areas mentioned from Sl.No.1 to 3 above was not made available for Audit scrutiny. The steps taken by the DDA to liquidate the above liabilities were also not furnished to Audit.

(ii) Ground Rent payable to Govt.of Delhi.

The areas of ground rent payable to Govt.of Delhi shown as liability were at Rs.283.24 lakh as on 31.3.93. This liability is increasing year after year but no steps had been taken to clear the same by the Authority.

Ministry of Supply & Rehabilitation (Deptt. of Rehabilitation) Govt. of India vide its letter No. Dated 2nd Sept., 1982 transferred land measuring 1020 acres (apprx) to DDA on a package deal of Rs.30 crores vide letter 4(19)78/SS-II/Vol.II dated 2.9.82. The amount of Rs.30 crores was payable in three equal instalments of Rs.10 crores each. The terms of payment were subsequently modified vide their letter No.4(10)/82-SS-II/ dated 27.7.83. The amount was payable in 20 quarterly instalment of Rs.1.5 crores. The first instalment was payable on 1.8.83 and the second instalment on 1.1.84 and so on. DDA confirmed the deal vide its letter No.S&S/16(2)/76/ASO(II) dated 30.7.83. DDA paid 11 quarterly instalments of Rs.1.50 crores each. Balance of Rs.13.5 crores is unpaid. The balance liability of Rs.13.5 crores could not be discharged due to non-identification/joint survey and handing over of land to DDA by the Ministry concerned. This liability will be discharged on completion of the joint survey and taking over of the balance land. The matter is under correspondence with the Ministry concerned. The details of item No.1 are being looked into.

The liability of account of Damages levied by Ministry of Urban Development for the period 4.3.81 to 10.5.85, enhanced Ground Rent and interest therein. This liability has not been agreed to by the DDA. The matter is under correspondence with the Ministry. This liability will be discharged/liquidated after final decision is taken by the Ministry.

(ii) This liability is appearing since 1972-73. The details are being worked out for examination and settlement.

The arrears on account of Ground Rent
since 1987-88 were as follows:-

| <u>Year</u> | <u>Amount</u> |
|-------------|---------------|
| 87-88 | 18971442 |
| 88-89 | 21574412 |
| 89-90 | 22814612 |
| 90-91 | 23518182 |
| 91-92 | 25538368 |
| 92-93 | 28324168 |

Para 21. Arrears of recoveries on various account.

i) Hire purchase of Dwelling Units:
As per schedule "D" annexed with G.D. Accounts for the year 1992-93 an amount of Rs.331.72 crores remained to be realised as mentioned below:-

| | |
|--|---------------------|
| 1. Amount due on a/c of disposal Of houses | Rs.3,31,31,61,077/- |
| 2. Amount due on a/c of disposal of shops | Rs.40,70,691/- |
| 3. Amount due on a/c of disposal Of shops(MCD) | Rs.9,949/- |
| Total | Rs.3,31,72,41,717/- |

Amount mentioned at SI.No.3 was being shown since 1982-86. No steps were taken to recover this amount.

(ii) Ground rent, premium, damages and licence fee.

The arrears of revenues and rent amounting to Rs.51,346.24 lakh from works and development schemes in respect of houses tenements etc. due but not realised for preceding seven years ending March, 31,1993 were as under:-

To accelerate the pace of recovery of the arrear under houses and shops, services of two Estate Officers were placed at the disposal of Housing Accounts in 1995. Simultaneously, relief in penalty through a scheme called "Penalty Relief Scheme" was announced in 1996. With this measure the realisation in 1995-96 have risen to Rs.258.93 crores as against Rs.131.80 crores and Rs.140.40 crores during the year 1993-94 and 1994-95. Keeping in view the encouragement from these two measures, the powers of Estate Officers (Asstt. Collector Gr.I) have been delegated to more officers at the level of JCAOs. Simultaneously, the "Amnesty Scheme" allowing substantial relief in the penal interest has been announced in 1998. These measures have already shown result. The realisation during 1996-97 and 1997-98 were Rs.342.53 crores and Rs.462.51 crores respectively, which are more than double as compared to 1993-94 and 1994-95. With these measures it is further hoped that the arrear will get reduced to substantial extent in the coming years

To accelerate the pace of recovery of arrears, powers under Punjab Land Revenue Act (Asstt. Collector Gr.-I) and P.P.Act have ben delegated to senior officers of the level of JCAO vide notification of 17.8.98. With this measure it is hoped that the pace of recovery will accelerate in the near future.

(Rs. In lakh)

| S N | Particulars of Revenues and rent | As on 31.3.87 | As on 31.3.88 | As on 31.3.89 | As on 31.3.90 | As on 31.3.91 | As on 31.3.92 | As on 31.3.93 |
|--------|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 1 | Nazul A/c-I | | | | | | | |
| i) | Works & Dev. | 565.18 | 369.40 | 367.08 | 355.69 | 546.12 | 290.42 | 242.00 |
| ii) | Schemes | 350.56 | 388.61 | 447.55 | 393.34 | 361.49 | 394.87 | 376.44 |
| iii) | Damages | 25.35 | 26.23 | 26.23 | 18.99 | 20.80 | 22.61 | 24.64 |
| iv) | Other Nazul Revenues Delhi Master Plan | 2.17 | | | | | | |
| 2 | Nazul A/c-II | | | | | | | |
| i) | premium | 3768.5 | 4315.2 | 12538.3 | 14138.3 | 14827.5 | 30415.6 | 44842.5 |
| ii) | Other Revenues | 416.18 | 584.89 | 537.86 | 1106.54 | 1307.78 | 1527.28 | 1615.51 |
| 3 | Nazul A/c-III | | | | | | | |
| i) | J.J. Recelllement | 1563.1 | 1702.0 | 2277.25 | 2945.80 | 3153.39 | 3130.16 | 3124.75 |
| 4 | G.D.A. | | | | | | | |
| i) | Works & Dev. | 1979.4 | 2082.3 | 2080.59 | 2071.35 | 2192.35 | 1699.96 | 1014.69 |
| ii) | Schemes | 7 | 1 | 74.57 | 60.52 | 61.69 | 102.76 | 104.78 |
| iii) | Damages | 74.57 | 74.57 | | | 00.01 | 00.01 | |
| iv) | Other Revenues | 12.06 | | | | | | |
| | Total | 8763.2 | 9541.2 | 16360.4 | 21190.5 | 22471.2 | 37583.6 | 51348.2 |
| | | 5 | 6 | 4 | 3 | 1 | 7 | 4 |

It would be seen from the above tables that the arrears of revenue had been increasing year after year. Effective steps need to be taken to ensure recovery as the possibility of recoveries becoming bad with the passages of time could not be ruled out.

Pare 22. The Authority dropped the following demands during the year 92-93.

| | | |
|----|--------------------------------|---------------|
| A. | <u>Nazul Account-I</u> | <u>Amount</u> |
| 1. | Rev. from works & Dev. Schemes | Rs.1379750 |
| 2. | Damages | Rs.3813138 |
| B. | <u>Nazul Account-II</u> | |
| 1. | Rev. of land | Rs.639504336 |
| C. | <u>G.D.A.</u> | |
| 1. | Rev. from works & Dev. schemes | Rs.83597500 |
| | Total | Rs.28294724 |

Records of the DDA revealed that total demands approved under Nazul Account-II comes to Rs.53.03 cores as against Rs.63.95 cores. Thus, there was a difference of Rs.10.92 cores.

The details of demand dropped of Rs.53.03 cores out of Rs.63.95 cores reconciled and verified by the Audit. The details of balance demand dropped of Rs.10.92 cores are being reconciled by the Land Accounts Wing.

Para 23. Inclusion of estimated expenditure to be incurred in the list of creditors.

This is a very old item of liability appearing prior to 1971-92. Factual position is being ascertained.

As per Schedule "A" an amount of Rs.97,440/- was added to the list of creditors on account of estimated expenditure to be incurred on community centre at Karampura since 1981-92. Basis for inclusion of the estimated amount in the list of creditors was not understood. Further, as the Authority did not owe this amount to anyone in true sense, it could not be treated as creditors.

This irregularity was also pointed out in previous Reports but no remedial measures were taken by the Authority.

Para 24 Income & Expenditure A/c-
 ISBT.

- a) Necessary break-up of the heads "Contingencies - Rs.85,90,721/-" and "Maintenance & Repairs - Rs.2,12,12,707/-" were not furnished with the result that charging of Capital expenditure to revenue could not be verified.
- b) A sum of Rs.33,90,605 haad been charged as expenditure for share cost for 92-93. During 91-92, only a sum of Rs.10,42,864/- was charged as share cost which was less by 325% as compared to 92-93. In the absence of any accounting policy, the expenditure charged to revenue could not be certified.
- c) As per consolidated abstract receipt, the receipt had been indicated as Rs.5,56,50,004/- whereas in the accounts the same had been taken as Rs.4,99,35,695/-. Difference of Rs.57,14,309/- could not be reconciled by the DDA.

The ISBT in stock and barrels stands transferred to GNCTD. Since no records are available with the DDA, A.G. is being requested to transfer these paras to GNCTD.

Para 25. Balance Sheet - ISBT.

(i) Liabilities

Deposits of Advances.

a) Security Rs.34,40,068/-.

As per classified abstract of payment of refund of security had been shown as Rs.48,27,840/- whereas as per Balance Sheet the same had been taken as Rs.48,57,840/- resulting in understatement of the head security by Rs.30,000/-

The ISBT in stock and barrels stands transferred to GNCTD. Since no records are available with the DDA, A.G. is being requested to transfer these paras to GNCTD.

b) Receipts from DDA Main.

While certifying the accounts of ISBT for the period 91-92, it was pointed out vide para 5.3 of the report that liability of Rs.37.41 lakh under the head "Advances to ISBT in the GDA was not reflected in the Balance Sheet. It has not been confirmed that the same had been included in the amount of Rs.52,47,649/- booked under the head "Receipt from DDA Main."

c) A sum of Rs.95.05 lakh representing the demand raised by the Municipal Corporation of Delhi on account of Property Tax (demanded vide their letter No:Tax:Sav: GRP:92-93-452 dt.11.8.92 addressed to the General manager ISBT for ISBT Complex at Kashmiri Gate) had not been shown on the liability side.

ii) Assets

a) Closing Balance Rs.87,98,237/-.

In the absence of preparation of details in respect of Cash-in-hand, cash at Bank and production of bank reconciliation statement as on 31.3.92, the amount shown under closing

balance as Rs.87,98,237 could not be certified.

b) Investment of (-) Rs.2,50,000/-
Minus figure of investment indicated either overdraft or Misc. Income. In the absence of proper clarification and classification the excess of income over expenditure had been understated by Rs.2,50,000/-

c) Deposits Rs.1,84,580/-
No records had been maintained to show as to where the above amount was deposited. This figure was persisting in account for the last several years. In the absence of details of above deposit the amount of Rs.1,84,580/- could not be verified.

d) Debtors Rs.2,34,74,867/-
There was an opening balance of Rs.1,90,31,287/- under this head. The full details of the parties from whom the above sum was recoverable and year wise break up of this amount had not been maintained. In the absence of such details and making adequate provision for bad and doubtful debts the amount shown against "Debtors" could not be verified.

ANNEXURE 'A'

PENSION FUND INVESTMENT

(Figures in rupees)

| ITEM | At the end of March, 94 | At the end of March, 95 | At the end of March, 96 | At the end of March, 97 | At the end of March, 98 | At the end of Jan. 99 |
|------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------------------|
| Investment | 2,25,30,594 | 18,00,30,594 | 36,60,16,140 | 36,00,00,000 | 50,00,00,000 | 60,00,00,000 |

ANNEXURE 'B'

G.P.F. ACCUMULATION AND INVESTMENT

(Figures in rupees)

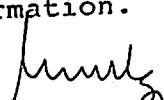
| ITEM | At the end of March, 94 | At the end of March, 95 | At the end of March, 96 | At the end of March, 97 | At the end of March, 98 | At the end of Jan. 99 (Accumulations upto 9/99) |
|------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--|
| GPF Accumulation | 58,41,03,939 | 70,30,91,082 | 88,17,01,554 | 1,10,14,03,913 | 1,32,27,11,114 | 1,55,00,00,000 |
| Investment | 8,50,00,300 | 15,00,00,300 | 28,87,00,300 | 47,87,00,300 | 74,87,00,300 | 1,04,35,00,000 |

-59(a)-

Item No.
17/99

Sub : Annual accounts of the DDA for
the year 1992-93 - audit
certificate and audit report :

In continuation to the agenda
item, please find enclosed a
copy of the audit certificate
dated 11.1.1999, issued by the
Accountant General (Audit),
Delhi, for kind information.


(V.M. Bansal)
Secretary, DDA.

-59(b)-

CONFIDENTIAL
DDA Cell/CR-11/2-1/DDA/SAR/92-93/ 325

S. Nandkeolyar

11 January 1999

Dear Shri

I enclose a copy of the certified accounts of the Delhi Development Authority for the year 1992-93, audit certificate and audit report (English version) to be laid before both Houses of Parliament after getting them adopted by the Delhi Development Authority. Hindi version of the annual accounts alongwith Audit Report and audit certificate will follow. It is requested that five copies of the documents as laid down on the tables of both the Houses of Parliament may be forwarded to this office as well as to the office of the Comptroller and Auditor General of India. The date(s) on which these are laid on the tables of both the Houses of Parliament may also be intimated in due course.

Yours sincerely,

SD/-

(S. Nandkeolyar)

Shri Ashok Pathwa, Secretary
Ministry of Urban Affairs and Employment
Nirman Bhawan
New Delhi.

DDA Cell/CR-11/2-1/DDA/SAR/92-93/ 325 12 JAN 1999

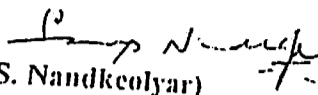
✓ Copy forwarded to Shri P. K. Ghose, Vice-Chairman, Delhi Development Authority, Vikas Sadan, New Delhi, alongwith copies of the certified accounts, Audit Report and audit certificate on the accounts of Delhi Development Authority for 1992-93 for necessary action. The report and accounts may please be got adopted by the DDA before submission to both the Houses of Parliament. All

g:secrtda-l.dor

-59 (c)-

• copies of the accounts may also be got signed and corrections are duly attested by the authorised officer before submission to the Parliament.


Encl:- As above


(S. Nandkeolyar)
Accountant General (Audit), Delhi

AUDIT CERTIFICATE

I have examined the Receipt and Payment/Income and Expenditure Accounts/Balance Sheet for the year ended 31st March, 1993 of the Delhi Development Authority, New Delhi. Based on the information and explanation furnished to me and the records produced for verification and considering the reservations in the appended Audit Report, to the best of my information and such explanations furnished to me, I am of the opinion that the said Accounts and Balance Sheet can not be said to exhibit a true and fair view of the state of affairs of Delhi Development Authority as shown by the books of the organisation.

Place : New Delhi
Date : January 11, 1999


(S. Nandkrotyar)
Accountant General (Audit), Delhi

ITEM NO. Sub: Approval under 'Special permission' under clause
18/99 8(2) (A) of MPD-2001 for construction of Guest
A-30.03.99 house for Central Govt. employees at Kidwai Nagar
(West), New Delhi
File no.F.16(2)97/MP

P R E C I S

1. PROPOSAL IN BRIEF

The proposal for construction of a Guest house (932 sqm.) at Kidwai Nagar (West) for Central Govt. employees has been referred by the Ministry of Urban Affairs & Employment. (App.A-P-61). It requires grant of 'Special Permission' from the Authority as per clause 8(2) (A) of Master Plan for Delhi -2001.

2. BACKGROUND

- i) The site under reference falls in plg.zone 'D' (New Delhi). According to the draft Sub-zonal plan, the land use of the site is 'Gross Residential' and forms part of the area recommended for "Redevelopment".
- ii) Guest house, Boarding house and lodging house are permissible under 'Residential use zone' under sub clause 8(2) (A), provided the same forms part of either (lay out plan) or as a case of 'Special Permission' by the Authority.
- iii) The proposal was discussed in the meeting of Tech.Committee held on 1.3.99 as Item no.8/99. The decision of the TC is as given below:
"Technical Committee recommended the proposal for grant of special permission by the Authority under the clause 8(2) (A) of the Development Code of MPD-2001 in respect of Guest House for CPWD employees with the condition that CPWD shall reserve the said plot in the redevelopment plan as a Guest House."

3. RECOMMENDATIONS

The proposal as recommended by the TC in para 2(iii) above, is put up for consideration of the Authority.

R E S O L U T I O N

The proposals contained in paras 2 & 3 of the agenda item were approved by the Authority.



APPENDIX-A-TC ITEM NO.18/99

निर्माण भवन, नई दिल्ली - 110011

Government of India
Ministry of Urban Affairs & Employment
Nirman Bhawan, New Delhi - 110054

December 24, 1993

Please refer to the proposal for Guest House for Central Government Employees at Kidwai Nagar West, New Delhi. Ministry has allotted the land for construction of the above guest house vide letter No. J-13012/10/94-LD dated 17.2.95 and consequent corrigendum dated 18.8/98 (copy enclosed).

2. DDA vide their letter dated 24.9.98 has intimated to CM, NDMC, that guest house, boarding houses and lodging houses are permissible in residential use zone provided the same form a part of approved lay-out plan or as a case of special permission, copy of the letter of DDA is enclosed for ready reference.

reference

3. It has been intimated by DDA that as per draft zonal plan for planning zone 'D', area under reference (i.e. Kidwai Nagar) including Laxmi Bai Nagar, Sarojini Nagar is recommended for redevelopment plan. The redevelopment plans are to be prepared by CPWD. However, it will take some time to finalise the redevelopment plan. It is, therefore, requested that this proposal of guest house for central government employees be considered for special permission. CPWD will reserve this plot in the redevelopment plan as guest house.

pr. look into
& discuss. 1

ACC/DEB

Shri P.K. Ghosh,
Vice Chairman,
DDA, Vikas Sadan, INA,
New Delhi.

Dir-88
6/1/99

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It appears from the
papers enclosed that the
matter was earlier dealt with
file no. F.P. (2) 97. Pl. post
upon this file with comments by
Sd/- 6/11/88

ITEM NO. Subject: REVISION OF PAY SCALES OF MATES/NON-TECHNICAL
19/99 SUPERVISORS (NTS).
A-30.03.99 File No. F.3(178)88/PB-IV/Pt. III

P R E C I S

I. PROPOSAL IN BRIEF

The proposal is to give pre-revised scale of Rs.950-1400/- to Mates/NTS with retrospective effect from 1.1.1986 and payment of arrears of pay etc. arisen as a result thereof from 15.11.91.

II. BACKGROUND NOTE

Before implementation of the revised scales of pay as per 5th Central Pay Commission Report, the Mates/NTS of DDA were drawing the following pre-revised scales:-

- i) Till completion of 7 years of service, Mates/NTS were to be in the pay scale of Rs.800-1150/- (including the service rendered in the pre-revised scale of Rs.210-290/-).
- ii) On completion of 7 years of service, they were to be placed in the pre-revised higher scale of Rs.950-1400/- subject to fulfilment of conditions laid down in Resolution no.95 of 19.9.1991.

The pre-revised scale of Rs.950-1400/- came into effect from 15.11.1991. The Mates/NTS of DDA have been representing that they should be brought at par with their counterparts in CPWD from 1.1.1973 on implementation of 3rd Central Pay Commission Report and from 1.1.1986 on implementation of the 4th Central Pay Commission Report and the revision of their scale from 15.11.1991 was not agreeable. On examination, their representation has been found agreeable with effect from 1.1.1986 for giving them the pre-revised scale of Rs.950-1400/- subject to completion of 7 years of service in the pre-revised scales of Mates on that date in the interest of equity.

III. WHY THE AUTHORITY'S APPROVAL IS NECESSARY

Consequent upon the implementation of pre-revised scale of Rs.950-1400/- w.e.f. 15.11.1991, over payment made on account of placement in the higher scale of Mates/NTS, has started to be recovered in terms of Authority's Resolution no.88 of 1994. Since recovery of over payment is being effected in a

Contd.

large number of cases and there is strong resentment among Mates/NTS against implementation of pre-revised scale of Rs.950-1400/- from 15.11.1991, it has been decided that this scale may be given retrospective effect from 1.1.1986 to ensure that no recovery is done. Hence, the orders of Authority are necessary as the pre-revised scale of Rs.950-1400/- was given effect to as a consequence of Authority's resolution.

IV. IMPLICATIONS, IF ANY

A spin off analysis of proposal has been undertaken and it has been revealed that there are no other similarly placed category/cadre of DDA which may come up for similar benefits at par with Mates/NTS.

The overall effect of the proposal for grant of higher scale of Rs.950-1400/- to Mates/NTS w.e.f. 1.1.1986 would work out to Rs.11 lakhs per annum and if it is implemented from 15.11.1991, the financial effect would be around Rs.7.5 lakhs per annum. It has, therefore, been decided to bring the Mates/NTS at par with other Assistant categories w.e.f. 1.1.1986 in the matter of grant of higher pay scale subject to completion of 7 years of service on that date with a condition that arrears arisen on re-fixation of pay in the higher scale would be admissible and paid from 15.11.1991 only to contain the overall financial effect to the tune of around Rs.7.5 lakhs per annum.

For grant of pre-revised higher scale of Rs.950-1400/- other conditions as laid down by Resolution no.95 of 1991 and Resolution no.88 of 1994 (ANNEXURE 'A' & 'B') would remain in force.

V. SPECIFIC ISSUES/RECOMMENDATIONS REQUIRING AUTHORITY'S APPROVAL/CONCURRENCE.

Authority may, therefore, kindly consider and approve the grant of pre-revised pay scale of Rs.950-1400/- to Mates, NTS with retrospective effect from 1.1.1986 subject to completion of 7 years of service in the lower pre-revised scale of Rs.800-1150/- (including service rendered in pre-revised scale of Rs.210-290/-). The Authority may also allow

Contd..

payment of arrears of pay arisen as a result of re-fixation of pay in the pre-revised higher scale to Mates/NTS in cash from 15.11.1991. The fixation of pay till 14.11.1991 would be notional.

The grant of pre-revised higher scale of Rs.950-1400/- will be treated as non-functional as there would be no change in the duties and responsibilities of Mates/NTS..

The proposal has approval of Lt. Governor, Delhi and the concurrence of Finance.

R E S O L U T I O N

The proposals contained in para (v) of the agenda item were approved by the Authority.

ITEM NO.

20/99

A-30.3.99

Sub: Proposed change of land use pertaining to the Structure Plan for relocation of non-conforming industries in the Bawana-Narela area.

File No. F.20(5)97-MP

P R E C T S

1. INTRODUCTION:

On the directions of the Supreme Court for shifting of non-conforming industries from the Residential areas of Delhi, GNCTD in November, 1996 initiated the acquisition of land in Bawana-Narela area. Notifications under Section 4 & 6 read with section 17 of the LA Act were issued for the acquisition of about 1300 acres (526 Hac) of land. Accordingly GNCTD took over the possession of 740 ac. of land out of the total area notified for acquisition.

In a meeting held on 23.3.98, the High Powered Project Implementation Committee under the Chairmanship of Chief Secretary, GNCTD decided that the Structure Plan for the entire area where the residential/non conforming industries are proposed to be located may be prepared by the DDA, which would facilitate approvals in respect of change of land use, etc.

2. STRUCTURE PLAN PROPOSAL

A Structure Plan has been prepared for the Bawana-Narela area (2366 Hac.) bounded on east by Rly. line, north by proposed 80 mt. road, west by existing Bawana Puth Khurd road & south by proposed 100 mt. road which falls in the urban extension-2001, but is located beyond the urbanisable limits as per the MCR Regional Plan. However, the land already acquired by GNCTD in Bawana-Narela area has been agreed by the NCRPB. The Structure Plan proposes the following land use break up:-

Contd....2..

| LANDUSE | Area in Hac. A=(B+C) | Area within Narela Project B | Area within Rohini Project C |
|----------------------|----------------------------|------------------------------------|------------------------------------|
| RESIDENTIAL | 721 | 615 | 106 |
| COMMERCIAL | 233 | 192 | 41 |
| MANUFACTURING | 462 | 92 | 370 |
| PUBLIC/SEMI PUBLIC | 104 | 91 | 13 |
| RECREATIONAL | 454 | 342 | 112 |
| UTILITY & WATER BODY | 104 | 93 | 11 |
| TRANSPORTATION | 288 | 181 | 107 |
| TOTAL | 2366 | 1606 | 760 |

3. TECHNICAL COMMITTEE RECOMMENDATIONS:

The Structure Plan was considered by the Technical Committee in its meeting held on 13.1.99 which recommended the following:

"After detailed discussion the Technical Committee approved the proposed structure plan with the advice that integrated scheme consisting of different land uses be processed for change of land use with the provision of adequate disposal of waste generated from the industries to be located here as well as necessary clearance from the point of view of environmental impact be ensured".

The Technical Committee recommended the processing of the proposed change of land use under Section 11-A of D.D. Act, 1957 for an area of 2366 hac. located in revenue villages of Rajpur Kalan, Borhgarh, Holambi Kalan, Holambi Khurd, Sanoth, Iradat Nagar, Khera Khurd, Bawana, Puth Khurd from "rural use" to :

- i) 721 hac. for "residential use".
- ii) 233 hac. for "Commercial use".
- iii) 462 hac. for "manufacturing (light and service industries" use".
- iv) 104 hac. for "public & semi public use".
- v) 454 hac. for "recreational use".
- vi) 104 hac. for "utility and water bodies and
- vii) 288 hac. for "transportation use".

As per the MPD-2001. Park, Parking, Circulation and public utility are permitted in all use zones (APPENDIX-A-P.No.4)

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4. PROPOSAL

The proposed change of land use is placed before the Authority for its consideration and approval.

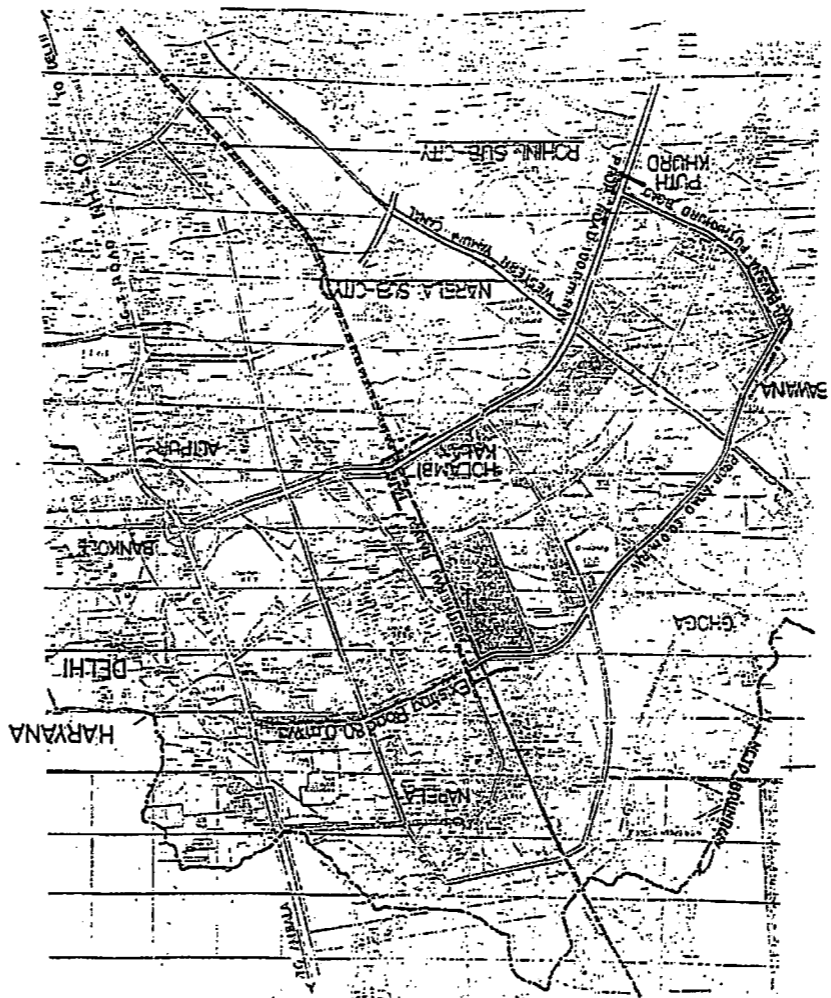
RESOLUTION

The proposed structural plan was discussed in detail. It was felt that in view of the Government's policy of opening up the housing sector to private developers, it may not be appropriate to change the land-use of such a large chunk of land without detailed examination of the operational aspects of the proposed plan.

It was also felt necessary to have an assessment of the impact of the proposed development on the infrastructural requirements of water, drainage, electricity etc. before proceeding ahead with the plan.

The Authority, therefore, agreed with the LG that operational details of the new planning module should be worked out in detail and an approach paper put up to the Authority in order to ensure healthy development of the entire area.

THE CHANGE OF LANDUSE OF AREA UNDER STRUCTURE PLAN FALLING IN THE NARELA SUB-CITY AREA HAS BEEN EXCLUDED FROM THE CHANGE OF LANDUSE CONSIDERED IN THE PROPOSED ZONAL DEVELOPMENT PLAN FOR PART ZONES OF M.N.B.P.(NARELA).



| | | | |
|-----------------------------|--|---|--|
| DELHI DEVELOPMENT AUTHORITY | | NOTE: THE PLAN HAS BEEN APPROVED AND THE PROPOSED CHANGE OF LANDUSE RECOMMENDED FOR APPROVAL OF AUTHORITY IN T.C. MEETING DT:-13.1.99 | |
| LEGEND | | <div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></div> RESIDENTIAL</div> <div style="border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></div> COMMERCIAL</div> <div style="border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></div> TRANSPORTATION | |

ITEM NO.
21/99

A-30.03.99

SUB: REVISED ESTIMATES FOR THE YEAR 1998-99
AND ESTIMATES FOR THE YEAR 1999-2000.

File No. F-1(3)/Budget/1999-2000

PRECIS

The presentation of DDA budget is divided into the following 3 parts:-

- a) Nazul Account-I
- b) Nazul Account-II
- c) B-G/D/A

2. The budget sheet representing "Budget at a Glance" for all the three accounts is placed at Annexure-I. This gives the summary of Actuals for 1997-98, Budget Estimates for 1998-99, Revised Estimates 1998-99 and Budget Estimates 1999-2000 for both Receipts and Payments. (ANNEXURE-I (BOOK-LEFT))

3. A combined abstract for the above three Accounts is placed at Annexure-II. (BOOK-LEFT)

4. The revised estimates for 1998-99 contain a provision of Rs.60.0 Crs. for payment to Delhi Admn. for land acquisition and enhanced compensation out of which Rs.47.72 Crs. has already been paid to date during this year. Similarly, Rs.225.0 Crs. has been provided in B.E. 99-2000 for this purpose.

5. Out of the total provision of Rs.1213.00 Crs. in the payment budget for 1999-2000, a sum of Rs.176 Crs. has been provided for new schemes of development of land in Rohini, Dwarka and Vasant Kunj etc. and construction of new houses in Dwarka, Rohini, Narula and other areas as per Annexure-III. (BOOK-LEFT)

6. A lump sum provision of Rs.7.31 Crs. And Rs.6.62 Crs. has been kept in R.E. 1998-99 and B.E. 1999-2000 respectively for payment of arbitration awards. Similarly, a provision of Rs.6.40 Crs. And Rs.5.32 Crs. has been made in R.E. 1998-99 and B.E. 1999-2000 respectively for payment of deficiency charges in respect of the schemes to be handed over to M.C.D. These amounts will be used to meet the requirement as and when occasion arises.

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7. D.D.A. has compiled the Zone-wise "Performance Budget" indicating the physical and financial progress of various works/schemes which is placed at Annexure-IV. It is planned to co-relate the release of funds for various schemes/projects with reference to the physical progress and the requirement of funds as reflected by the concerned Chief Engineers by linking up with the data/information supplied by them. This would facilitate effective monitoring of various projects/schemes and to further improve the Cash-flow management. ANNEXURE (BOOK-LET)
8. As per the existing policy, a provision of about Rs.76.88 Crs. in R.E. 98-99 about Rs.91.58 Crs. in B.E. 99-2000 has been made under the Nazul Account-II for maintenance, upgradation and renovation of greens of Delhi.
9. Apart from traditional works of land assembly, development, disposal, construction of houses and flats, commercial etc DDA is venturing into virgin areas like construction of flyover, adoption of innovative technologies in the construction process, computerisation of operations, consultancy projects for real estate development, upgradation of accounting systems, special purpose vehicles, upgradation of sports and horticultural facilities and supporting cultural activities. The total outlay provided in BE 1999-2000 is of the order of around Rs.15000. These works will provide a fillip for civic amenities and will go for a long way in strengthening infrastructural facilities with a view to provide a better quality of life for citizen of Delhi.
10. Annexure-V of Budget proposals comprises scheme-wise detailed budget proposals both receipts and payments in the three items as para I above. Salient features of the Budget are given in Part-I of the Budget Booklet. ANNEXURE (BOOK-LET).
11. The matter is placed before the Authority for consideration and approval of Budget Estimates 1999-2000 and Revised Budget Estimates 1998-99 as contained in the Annexures. Approval may also be given for utilisation of R.E. 98-99 pending confirmation of minutes of the meeting by the Authority. On approval, funds will be released to the Divisions by the CAO,DDA on demand, both for R.E. 98-99 and B.,E.99-2000.

R E S O L U T I O N

FM explained various proposals of receipt and expenditure for the year 1999-2000. After detailed discussions, the Authority approved the "revised budget estimates" for the Year 1998-1999 as also the 'budget

Contd..

estimates" for the year 1978-2000, as presented to the Authority.

2 The Authority also approved the proposal for utilisation of the revised estimates for the year 1978-1979 and the budget estimates for the year 1979-2000, pending formal confirmation of minutes of this meeting.

3 While approving the budget proposal, the AA desired that:

i] DDA should increase its outlay in the new financial year and incur more expenditure on purposeful activities,


ii] DDA should continue to fulfill its social obligations while taking up new commercial ventures,


iii] Development of greens should be accorded the priority by DDA,

iv] DDA should utilise its funds on upgrading the infrastructural requirements of the city and on improving the existing roads. He desired that DDA should change its entire approach in the matter and take up construction of 30 mtr. wide roads also. This expenditure could be booked onto the flats/land-development. DDA could also seek transfer of plan allocation, if any, against such roads.

vi) DDA should constitute an in-house committee to define the procedural requirements for implementing the Government's policy on private sector involvement in housing construction. Another in-house committee should be constituted for laying down detailed procedures for sanction of building plans in a time-bound manner.

vii) Land identification, architectural planning and tendering etc. should all be taken up simultaneously so as to avoid all possible time lags in the new projects.


सचिव
दिल्ली विकास प्राधिकरण
नई दिल्ली 2/7/99


अध्यक्ष
दिल्ली विकास प्राधिकरण
नई दिल्ली

