

17

**STANDING COMMITTEE ON
URBAN DEVELOPMENT
(2006-2007)**

FOURTEENTH LOK SABHA

MINISTRY OF URBAN DEVELOPMENT

CENTRAL PUBLIC WORKS DEPARTMENT

SEVENTEENTH REPORT



**LOK SABHA SECRETARIAT
NEW DELHI**

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(FOURTEENTH LOK SABHA)

MINISTRY OF URBAN DEVELOPMENT

CENTRAL PUBLIC WORKS DEPARTMENT

Presented to Hon'ble Speaker on 24.10.2006

Presented to Lok Sabha on

Laid in Rajya Sabha on



LOK SABHA SECRETARIAT
NEW DELHI

October, 2006 / Asvina, 1928 (Saka)

C.U.D. No. 17

Price : Rs. 72.00

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Published under Rule 382 of the Rules of Procedure and Conduct of Business in Lok Sabha (Eleventh Edition) and printed by National Printers, New Delhi.

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COMPOSITION OF THE STANDING COMMITTEE ON
URBAN DEVELOPMENT (2006-2007)

Mohd. Salim — *Chairman*

MEMBERS

Lok Sabha

2. Shri Avtar Singh Bhadana
3. Shri Sharanjit Singh Dhillon
4. Shri Surendra Prakash Goyal
5. Shri Anant Gudhe
6. Shri Pushp Jain
7. Shri Kailash Joshi
8. Shri Sajjan Kumar
9. Prof. Vijay Kumar Malhotra
10. Shri A.K. Moorthy
11. Shri Shripad Yesso Naik
12. Shri L. Rajagopal
13. Shri Rajesh Ranjan *alias* Papu Yadav
14. Shri D. Vittal Rao
15. Shri Sudhangshu Seal
16. Shri Navjot Singh Sidhu
17. Kunwar Sarv Raj Singh
18. Shri Jagdish Tytler
- *19. Kunwar Devendra Singh Yadav
20. Shri Suresh Ganpatrao Wagmare

Rajya Sabha

21. Shri Nandi Yellaiah
22. Smt. Syeda Anwara Taimur
23. Shri B.K. Hariprasad
24. Shri Surendra Moti Lal Patel
25. Shri Krishan Lal Balmiki
26. Shri Penumalli Madhu
27. Shri Mukul Roy

* Nominated *w.e.f.* 25.9.2006 *vice* Shri Ravi Parakash Verma, M.P ceased to be the member of the Committee *w.e.f.* 25.9.2006.

28. Shri Urkhao Gwra Brahma
29. Shri Varinder Singh Bajwa
- **30. Shri Manohar Joshi

SECRETARIAT

- | | | |
|-----------------------|---|-----------------------------|
| 1. Shri S.K. Sharma | — | <i>Additional Secretary</i> |
| 2. Shri S. Bal Shekar | — | <i>Joint Secretary</i> |
| 3. Shri R.K. Saxena | — | <i>Deputy Secretary</i> |
| 4. Smt. Neera Singh | — | <i>Under Secretary</i> |

INTRODUCTION

I, the Chairman of the Standing Committee on Urban Development (2006-07) having been authorized by the Committee to submit the Report on their behalf, present the Seventeenth Report on the subject 'Central Public Works Department (CPWD)'.

2. The erstwhile Committee on Urban and Rural Development (2003) had selected the subject on Central Public Works Department (CPWD) for their examination and Report. As decided by the Committee, Press Communiqué was released in electronic and print media on 12th December, 2003 inviting the suggestions/views of people on the working of CPWD. In response, the Committee received 78 representations/memoranda from the affected persons in Delhi and other parts of the country. These representations contained grievances of the public about the maintenance works and construction works assigned to CPWD and suggestions to improve its working. These representations were sent to the Ministry of Urban Development for obtaining their comments on the various points contained in the representations. Meanwhile, the tenure of the Committee on Urban and Rural Development (2003) expired on 31st December, 2003 and the examination of the subject remained inconclusive.

3. The Committee on Urban and Rural Development (2004) was re-constituted on 1st January, 2004 and the Committee selected this subject again for examination and report. However, soon the tenure of the Committee lapsed due to dissolution of the Thirteenth Lok Sabha on 6th February, 2004.

4. The Fourteenth Lok Sabha was constituted on 17th May, 2004. The Committee on Urban and Rural Development was bifurcated into two separate Committees *viz.* (i) Committee on Urban Development, and (ii) Committee on Rural Development. The newly created Committee on Urban Development was formally constituted on 5th August, 2004. The new Committee on Urban Development (2004-05) then re-selected the subject on CPWD for examination and report. As the factual comments of the Ministry of Urban Development were not received on the points contained in the representations sent to them, the Committee could not take up further examination on the subject. Meanwhile, the tenure of the Committee lapsed and the Committee of Urban Development (2005-06) was constituted on 5th August, 2005. The Committee again selected the subject for examination. The Committee then further invited the views of the public on the functioning of the CPWD through Press Communiqué released in electronic and print media on 13th September, 2005. In response, the Committee received 274 representations/memoranda. The points submitted by the users of the CPWD

Residential, Institutional and Official premises and other individuals were examined and the factual comments sought from the Ministry of Urban Development and the CPWD. The Committee were also briefed by the representatives of the Ministry of Urban Development and CPWD on the functioning of the CPWD on 13th September, 2005.

5. Subsequently, the Committee decided to undertake one Local On-the-spot Study Visit to the Residential complexes/Institutions constructed and maintained by CPWD in Delhi as a sample study and obtain first-hand information on the construction and maintenance works by CPWD. Accordingly, the Committee visited the Vasant Vihar Central Government Residential Accommodations including the General Pool as well as the Lok Sabha and Rajya Sabha Secretariat's Residential complexes; Indian Institute of Technology (IIT) Boys new Hostel and the Union Public Service (UPSC)'s new Office Building in New Delhi on 21st September, 2005. The inputs received from the Study Visits of the Committee have been suitably incorporated in the report.

6. The Ministry of Urban Development furnished their factual comments on representations/memoranda received from the public in response to the Press Communiqués in May/June, 2006. The Committee took the oral evidence of the officials of the Ministry of Urban Development and CPWD on 4th July, 2006. The tenure of the Committee lapsed and the Committee on Urban Development (2006-07) was constituted *w.e.f.* 5th August, 2006.

7. The Committee (2006-2007) re-selected the subject again. The Committee considered and adopted their report on the subject at their sitting held on 4th October, 2006. Since the House was not in session and taking into account the significance and important nature of the Report, the Committee decided to present the Report to Hon'ble Speaker, Lok Sabha under the provisos of Direction 71 A of the Directions by the Speaker, Lok Sabha and circulate/print/publish the Report under Rule 280 of the Rules of Procedure and Conduct of Business in Lok Sabha. The Committee, therefore, authorized the Chairman, Committee on Urban Development to present the Report to Speaker, Lok Sabha on their behalf and present it to the House during the next session at the first convenient opportunity by the Chairman.

8. The Committee convey their gratitude to the various individuals and Residents Welfare Associations (RWAs) who had enlightened the Committee by their views and suggestions. The Committee also place on record their deep sense of appreciation for the invaluable assistance rendered to them by the officials of the Lok Sabha Secretariat attached to the Committee.

NEW DELHI;

12 October, 2006

20 Kartika, 1928 (Saka)

MOHD. SALIM

Chairman,

Standing Committee on Urban Development.

INTRODUCTORY

I. FORMATION OF PUBLIC WORKS DEPARTMENT IN PRE-INDEPENDENT INDIA

1.1 From the voluminous material supplied by the Ministry of Urban Development, it is gleaned that CPWD is rooted in pre-independence era and it took several decades to mature in its present form and stratum. CPWD's setting up could be traced as far back as 1849 at the initiative of British Government. Thereafter, it went on growing in its shape and size. With the success of the Public Works Department in Punjab, similar Departments were set up in Bengal, Madras and Bombay in 1854. Each was placed under the charge of a Chief Engineer under the Lt. Governor of the Province. To Co-ordinate and have budgetary control over the Provincial PWDs, a Secretary of the Department of Public Works was appointed in the Government of India for the first time in the year 1854. He was also vested with all powers of the Military Boards. During the years 1863-66, the Department of Public Works in Government of India was split in three separate Branches to deal with Military Works, Civil and Irrigation and Railways works. These branches were placed under the charge of an Under Secretary each in the Government of India in the year 1867 and had an Inspector General of Works attached to each of them to co-ordinate the functions of each wing throughout the country. In 1890, however, the Branches dealing with the Military Works were transferred to the Military Department of the Government under British period. Further, with the formation of Local Boards in year 1872 such as District and Municipal Boards, a number of works were transferred to these bodies. The functions of the Government of India were then limited to formulation of the policy and occasional local inspections of the large project works by the Public Works Department.

Setting-up of the C.P.W.D. at Delhi

1.2 On the proclamation of change of the Capital from Calcutta to Delhi in December 1911, it became necessary to organize a Public Works Department exclusively for buildings in the new capital of the country. Consequently, the CPWD came into existence on 1st April, 1930 to look after the vast office and residential campus of the Central Secretariat and allied Offices. Since the formation of the Department of Public Works, way back in 1854, the CPWD is one of the important departments of the Government of India, till date.

II. TODAY'S FUNCTIONS OF THE CPWD

1.3 The Central Public Works Department (CPWD) is the principal agency of the Government of India under the Ministry of Urban Development for creation and

maintenance of all Central Government assets excluding those belonging to Railways, Defence, Communication, Atomic Energy, Airports (National and International), Department of Posts and All India Radio.

1.4 CPWD is a multi disciplinary engineering organization offering integrated construction management services from concept to completion and post construction maintenance management. CPWD also performs many regulatory functions for the Government of India. The Central Public Works Department operates in a wide range of sectors, which are as follows:—

Sectors-Type of Construction

Buildings	— Residential, Non-residential & industrial buildings of various organizations.
Infrastructure	— Roads, Bridges, Flyovers, Tunnels, Runways, Airports etc.
Education	— Universities, Schools, Colleges, Training Institutes
Health	— Hospitals and Medical Institutes.
Agriculture	— Silos, Food Grain Godowns
Industry	— Mints, Banknote Presses, Papermills etc.
Tourism	— Holiday homes, Tourist Centres, Samadhis, Parks
Environment	— Energy Conservation, Sanitation, Water Supply, Horticulture
Science & Technology	— Scientific Laboratories, Computer Centres
Aviation	— Airport buildings, Runways, Runway lighting and all allied works
Sports & Culture	— Sports Complexes, Stadiums and Cultural/Conference Centres
National Security	— Border Fencing/Flood lighting, Roads and other works of paramilitary organizations in border and remote areas
Campus Development	— Complete campus development for learning and many more.

CPWD also executes many overseas works such as construction of Embassies and Hospital Buildings in various countries and Roads & Bridges such as in Nepal and Afghanistan for the Ministry of External Affairs, as a part Government of India aid programme.

Process of the works

1.5 Involvement of CPWD with a project starts from the stage of selection of site, carrying out geo-technical investigations, collection of field data, assisting the client in analyzing their requirements, preparation of architectural, structural, electrical, air conditioning and landscape designs and drawings, undertaking construction management including quality assurance and post construction maintenance management.

Organizational set-up of CPWD

1.6 The Central PWD has Director General Works as its head. The Director General Works, is also the Technical Advisor to the Government of India and is required to give advice to the Government on various technical issues. The CPWD has been headed, invariably, by specialized Engineers. Jurisdiction of the department and is divided into seven regular Regions headed by Additional Directors General for effective control of works and administrative matters. These Regions are *viz.* the New Delhi Region, Delhi Region, Northern Region, Southern Region, Western Region, Eastern Region, PWD Delhi Region and the other area of works are in the Border areas of the country. Apart from other regions, the CPWD has been executing a number of infrastructural works in the North Eastern States of the country. The head quarters of the CPWD, in this area, is located in Shillong with divisions located at Guwahati, Shillong, Imphal, Tejpur, Silchar & Agartala. The field units of CPWD are located all over India to take up construction and maintenance works, even in the remotest parts of the country. Through its countrywide network of planning and construction units, it is in a position to undertake the works for the Government and other organizations desirous to entrust their work to the department.

1.7 For the purpose of handling the constructions, maintenance and other works, the CPWD has documented specifications & standards and schedule of rates, which are updated from time to time, to keep pace with latest technologies and market trends. These publications are followed by various construction organizations both in public as well as private sectors. The department brings out a number of manuals/handbooks for assisting in execution of projects. Guidelines for designing buildings for elderly and disabled people, Manual of rain water harvesting etc., published by CPWD, have been found very useful in the whole country.

Specialised Units of CPWD

1.8 To achieve excellence in its operation, CPWD contains the following Specialized Units:

- (i) Central Designs Organization
- (ii) Training Institute
- (iii) Landscape Horticulture Unit

- (iv) Standards and Specifications Unit
- (v) Technology Application & Development Cell
- (vi) Consultancy Cell
- (vii) Techno-legal Cell
- (viii) Quality Assurance Wing
- (ix) Architectural Documentation Centre
- (x) Central Laboratory

The Contract Specification & QA wing deals with the Standards and Specifications, Techno-legal issues, Quality Assurance functions and Contract & Manual Cell of CPWD. The Vigilance Unit of CPWD is headed by a Chief Engineer, who is also the Chief Vigilance Officer of the Department. The activities of the Vigilance Unit includes investigation of complaints, enquiries against erring officers and staff of CPWD, issuance of Vigilance Clearance Certificates, conducting surprise checks on stores and preventive vigilance by suggesting changes in procedures.

Computerization has been introduced by CPWD in areas like preparation of architectural designs, structural designs & detailing, project planning & scheduling, monitoring, preparation of schedule of rates, tender justification, payrolls, personnel management, inventory control, accounting and budgeting, maintenance management etc. A fully computerized complaint receiving and monitoring system has been put in use by CPWD in Delhi. The service can be accessed at <http://cpwdsewa.nic.in>.

Major Contributions made by CPWD

1.9 The Central Public Works Department is executing the work of border fencing, flood lighting and construction of roads along the international borders of the country both in the West and the East. In all 2400 Km of fencing, 1900 Km of road and 1550 Km of flood lighting along international borders have been completed by CPWD. Along the Gujarat border 123 Km of road including link road has been completed and 132 Km is in progress. A large number of border out posts have also been built for the BSF by CPWD. 1565 Km. of road, having 14130 m of bridges and 649 Km of fencing has been completed along Indo-Bangla Border.

The maintenance of the infrastructure created along the border in the form of roads, bridges, flood lighting etc. has also been entrusted to CPWD. Special units have been opened in Rajasthan and North East to look after the works. About 2482 Km of road along the full IBB is being maintained by CPWD.

1.10 CPWD has executed a large number of works for educational institutions all over the country. Construction of a large number of Navodya Vidyalyas, Kendrya Vidyalyas, colleges, universities has been carried out by the CPWD. It also has to its

credit construction of many research institutions, laboratories etc. The first IIT in the country was built by CPWD and it is still executing works for IIT's at Delhi and Roorke in Uttaranchal. CPWD also builds many vocational training institutes and other similar works where training is imparted to artisans.

1.11 CPWD has constructed the largest number of sports complexes in the country. The National Stadium and the Jawaharlal Nehru Stadium along with many other works in Delhi were done by the department. Even in difficult locations like Port Blair, Agartala etc. sports facilities of national and international standards have been created by the department. It has to its credit the laying of the first Astro turf in the country.

1.12 It has to its merit building of the engineering marvels like the Jawahar Tunnel on the Jammu Pathankot Road. A large number of bridges, flyovers have also been constructed by the department.

1.13 CPWD has to its merit the construction of large and small hospitals and medical institutions. The first AIIMS was built by CPWD. All Government hospitals in Delhi have been built by the department. It has also constructed many hospitals for the paramilitary forces. Complexes for prestigious medical institutions like JIPMER in Pondicherry have also been developed by the CPWD.

1.14 CPWD has also created landscaped gardens parks and also provided façade lighting and illumination in many places. Recently, the CPWD has provided illumination in the world famous Ajanta caves and made their viewing a pleasure for the tourists.

1.15 As the CPWD executes works for the CPMFs such as CRPF, BSF, SPG, NSG, ITBP, Assam Rifles, IB etc. all across the country, about 700 works amounting to Rs. 1030 crore are in progress and about 173 works valued at Rs. 293 crore are about to start for the Paramilitary Forces. The Ministry of Defence has embarked on a project to provide residential accommodation for the armed forces. CPWD has been entrusted the work of constructing these at 12 locations in the States of Rajasthan, Punjab and J&K. Detailed project reports for 10 stations amounting to Rs. 1031.77 crore have been sent. Sanction for works located at Jalandhar and Janglote have been issued by the Ministry of Defence.

Execution of works for Ministry of External Affairs (MEA)

1.16 CPWD is executing many works on behalf of MEA in Kabul through its Consultancy Services Organisation. These include construction of the Chancery Building, Repair & Rehabilitation of Habiba School and Indira Gandhi Institute for Child Health. Augmentation of electrical supply and up-gradation of tool room in Pul-e-Charkhi near Kabul is also being done. CPWD is also likely to be entrusted the work of construction of new parliament Building for Govt. of Afghanistan. Work of renovation of the Palace building at Kabul is also likely to be taken up.

Tourism related works

1.17 CPWD has taken up in a big way the works related to tourism. Many works on heritage sites such as Kurukshetra, Red Fort in Delhi etc. are being carried out. Tourism related works in the states of Assam, Bihar, Delhi, Rajasthan, Jharkhand, Gujarat, J&K, West Bengal, Karnataka, Kerala, Madhya Pradesh, Rajasthan, Tamilnadu, UP, Uttaranchal, Maharashtra etc. are being done by CPWD.

Total works

1.18 At present CPWD has more than 2400 works costing more than rupees one crore at various stages in hand. Total value of works in progress is approximately Rs.3530 crore. Value of works sanctioned is about Rs. 1826 crore and value of works in pipeline is estimated as Rs. 3429 crore. Some other major works in hand and those contemplated have been given in *Annexure I* to the Report.

1.19 The Committee on Urban Development heard the briefing by the Ministry of Urban Development and Senior Officials of CPWD on their functioning during the sitting held on 13th September, 2005. At the sitting, the representative of the Ministry of Urban Development informed as follows:-

“The Department has a presence virtually in all parts of the country with about 19,000 engineering and non-engineering staff. In addition to that there are about 23,000 work-charged workers who take care of the various small and miscellaneous duties here and there. During 2004-2005, CPWD registered a significant growth in its workload. We jumped to about Rs 4,211 Crore in 2004-2005 as against Rs 3,550 Crore during the preceding year (2003-2004). The targeted growth for the current year *i.e.* 2005-2006 is Rs. 5,130 Crore.”

1.20 When the Committee enquired about the maintenance of buildings, residential accommodations (General Pool Residential Accommodations -GPRA), roads etc, and the poor image of CPWD in the eyes of the users; the representative of the Ministry of Urban Development replied as follows:-

“Our image is essentially determined by the maintenance of the condition of the Government houses, which are there and our performance in the maintenance field. So, this becomes a very critical area of operation for us from the image point of view because other things may not be known by other people. Maintenance is the important point. We really want to bring in the maintenance a major improvement. The funds which are available with us for the maintenance is hardly sufficient to carry out our day-to-day requirements for renewal and special funding will be required. If we can get additional funds steadily, at least Rs. 40 to 50 Crore a year for the next five to six years, then we can bring some discernible changes in the houses, which will really improve not only the buildings but it will still add to our image problem also.”

1.21 In order to obtain public views/expressions on the working of the CPWD, the erstwhile Committee on Urban and Rural Development (2003-2004) had issued a Press Communiqué on 12th December, 2003 and the present Committee on Urban Development again issued a Press Communiqué on 13th September, 2005 inviting the opinion/views of the public on various aspects of the functioning of the CPWD. In response, the Committee received 78 and 274 representations/memoranda, respectively. The points raised by the users of the CPWD Residential, Institutional and Official premises and other individuals had been examined and the factual position on certain selected cases had been sought from the Ministry of Urban Development and the CPWD. Accordingly, the replies of the Ministry of Urban Development/CPWD had been received by the Committee.

The main points received from the public have been briefly stated as follows :—

Problems submitted by users of CPWD Quarters/ General Pool Residential Accommodation(GPRA).

- There are two main hurdles, which prevent proper maintenance of residential accommodations by CPWD are - 'Ban' on recruitment of Work Charged labor imposed in November, 1985.
- There is shortage of funds as compared to demand and depletion of strength of workers due to retirement etc. in CPWD.
- There is unauthorized encroachments in CPWD residential complexes by slum dwellers and the Contractors leave the premises dirty/shabby after completion of works and inordinately delay the works.
- The Junior Engineers concerned do not attend to the civil as well as electrical complaints promptly and they are mostly not available in the Enquiry Offices of CPWD.
- There is inordinate delay and imperfect works of white wash, painting and other repair works of petty nature in the CPWD complexes.
- There is seepage in the quarters and occupants are forced to live in unhygienic conditions as the walls remain damp in many area, which is mainly due to rusting of old pipe lines and lack of responsiveness of the CPWD engineers.
- The drainage and sewage system in CPWD complexes are not being maintained properly, which leads to accumulation of dirty water in residential premises.
- The Common area and corridors are not lighted properly and cleaned through the CPWD workers and the approach roads in the complexes are broken at many points. The problem gets complicated due to multiplicity of organizations as some areas come under municipality or other ULB.

- The Resident Welfare Associations (RWAs) must be actively associated with the CPWD workers and meetings must be held at regular intervals so as to redress the grievances of the occupants of the GPRA in time.

Apart from the above, certain memorandum had been received by the employees of CPWD, which dealt with the 'Cadre Review' or other service matters. The aforesaid issues have been examined in the succeeding Chapters of the Report.

CHAPTER II

MAINTENANCE OF RESIDENTIAL COMPLEXES

2.1 The Central Public Works Department (CPWD) is entrusted with the responsibility of construction and maintenance of Residential and Non-Residential buildings for Ministries and Departments of Central Government throughout the country (excluding those of Defence, Railways, Deptt. of Telecommunications & Posts, All India Radio, Doordarshan and Civil Aviation).

2.2 The CPWD Charter reflects the commitment of the CPWD in the matter of constructions and maintenance of the both Residential and Non-Residential buildings for:

- Ensuring an efficient, transparent, accountable and cost effective organisation at all levels;
- Award of contract in a transparent manner and in the best interest of the Government and by ensuring maintenance of all round integrity as well as best possible standards and adequate supervision;
- Preventive maintenance and special repair for ensuring soundness and safety of building structures;
- Periodic and day-to-day repair and maintenance for ensuring habitability and aesthetics of buildings;
- Efficient and prompt operation, maintenance and upkeep of various services such as Water Supply, Electricity, Air-conditioning, Lifts, Fire Fighting, Drainage and Horticulture; and
- Attention of responding promptly to up gradation of building structures and providing additions/alterations to meet user specific demands subject to structural and technical feasibility and availability of funds.

To ensure timely, prompt and efficient service to the users of the buildings mentioned above, the CPWD shall:

- Provide a widely dispersed network of service centers with a suitable complaint recording and monitoring system and a single window where complaints and grievances will be registered and acknowledged immediately indicating the time limit within which action is expected to be taken;

- Ensure attending of routine complaints within 24 hours;
- Provide emergency essential maintenance services beyond regular working hours as well as round the clock for a group of colonies or group of Govt. houses particularly in regard to electrical installation, water supply and sewerage;
- Display names, designation, addresses, telephone numbers of all officers up to the rank of Executive Engineers, in all service Centres, as also the name, designation, address and telephone number of the next superior officers to whom complaint can be made , in case of the unresolved grievances and complaints;
- Ensure intimation of the reasons for delay for non-compliance etc. of the request/complaint/grievance of the allottees within 15 days of receipt of the same;
- Ensure that all persons manning counters at the service Centers and all workmen wear name badges and carry identity cards and that they behave courteously with the residents and users of buildings at all times;
- Ensure that names of lift/pump operators are invariably indicated and that they are available in position. In case of absence of lift man on leave, provide one lift operator for a group of lifts and in the case of unmanned lifts, give indication as to whom to contact in case of emergency;
- Make available information booklets/slips containing details of service rendered by the Deptt. for use by individual allottees Deptt./Ministry and/or Resident Welfare Associations; and
- Provide Action Plan for ensuring year, in respect of additions/alterations, special and periodic repairs like white/colour washing painting etc. not later than 30th April of each year and make this Action Plan along with the schedule to Residents Welfare Associations in respect of residential colonies and to the Administrative authorities concerned in the case of Non-Residential buildings;

And in case of things going wrong, provide a well organized Grievance Redressal Mechanism.

- By designating an officer of the rank of Executive Engineer as the Welfare/ Grievance Officer for each or a group of colonies/buildings who will coordinate and get the needful done. The list of such officials alongwith their addresses and telephone numbers (Office and Residence) would be displayed in all service Centers; and
- By eliciting feed back on performance and for further improvement in the providing of various services through questionnaires, surveys etc.

In return the CPWD expects the users,

- To extend all assistance and cooperation to the maintenance staff in carrying out their bonafide duties;
- Not to make any unauthorized construction or to make any additions/alterations to the premises allotted to them without the express approval of the Deptt;
- To ensure that the accommodation is used only by the allottees and is used only for the purpose for which it has been allotted;
- Not to sublet the whole or part of the accommodation allotted;
- Not to tamper with the equipment and installations and ensure that the electrical installations are not overloaded;
- Maintain the accommodation allotted and the surroundings in a hygienic manner and conform to the rules and regulations of the local bodies in this regard;
- To be vigilant about public property like pipes, valves, fittings, lamps, tube lights and other accessories installed in a common areas such as staircase/corridor/gates/service roads/passages etc;
- To remove unauthorized civil, electrical or horticulture works when called upon to do so by the Deptt;
- To restore the civil and electrical systems to the original shape while vacating the quarters;
- To get the electricity and water supply disconnected and produce 'No Dues Certificate' for these services from local bodies at the time of vacation;
- To bring to the notice of senior officers of the Department genuine grievances not attended to at the lower levels; and
- To feel free to write to the Department for any constructive suggestions for further improving this Charter, to Deputy Director General (Works), C.P.W.D.

Poor Maintenance of General Pool Residential Accommodations (GPRA s) and Lok Sabha & Rajya Sabha Residential Accomodations in Vasant Vihar Complex, New Delhi.

2.3 Although CPWD's above Charter includes a proper 'Grievances Redressal Mechanism' however in response to the Committee on Urban Development's Press Communiqués, the Committee had received a number of complaints from the users of the CPWD Residential Complexes in Delhi and other places. The Committee on Urban Development (2005-2006), therefore, considered it expedient to undertake Local Study Visits to the residential complexes constructed and maintained by CPWD. Accordingly,

the Committee visited the Vasant Vihar Central Government Residential Accommodations including the General Pool as well as the Lok Sabha and Rajya Sabha Secretariat's Residential complexes in New Delhi on 21st September, 2005. The Committee were informed that the area consisted of 1275 residential units. There were 405 Quarters belonging to Central Bureau of Investigation (CBI); 645 Quarters belonged to the General Pool and 225 Quarters belonged to Lok Sabha and Rajya Sabha Secretariats.

2.4 The Committee then physically inspected the Quarters and the Complexes and held discussions with the representatives of the RWA and they found that:-

- (i) The Roof Projections were in a dilapidating condition and these had been broken up by a Contractor for renovation but the Contractor left the work mid-way and the broken chunks of cement fell occasionally on passer-byes endangering them and gave a very shabby look to the buildings.
- (ii) The iron-rods from the Roofs were visible and the Residential Blocks had not been painted/white washed for a long period.
- (iii) A shopping complex had been built by CPWD in the area, but it had been occupied by unauthorized persons and slum dwellers.
- (iv) There was acute shortage of water supply in the vicinity from the Delhi Jal Board.
- (v) In the Enquiry Office in the area no full time JE (Electrical) had been posted and mostly the officials were not present to attend to daily complaints from the residents.

2.5 Meanwhile, the local MLA of the area outlined the problems of the residents of Vasant Vihar to the Committee and requested for redressal of the grievances, which included demands for fixation of grills/fencing, Kota stones on stairs, Boundary Wall, Opening up of Shopping Complex, removal of slum dwellers, Opening of Enquiry Office on Saturdays and Sundays and other petty works to be done promptly by the Work Charged workers. The Ministry of Urban Development were then requested to submit their point-wise replies to the above issues. In response, the Ministry in their written note stated that CPWD had been rendering services to the best of the resources available. Regular meetings were conducted with the RWA to sort out the civil and electrical problems and find out the best possible solutions within constraints of funds/resources.

Regarding, shortage of water supply, the Ministry informed that the total requirement of the area is 900 Kilolitre (KL) per day and the Delhi Jal Board is providing water through bulk connection and CPWD is getting water through a 8" Dia CI Pipe in an underground Sump of 1150 KL capacity. The same water got pumped to overhead tank of 600 KL capacity, which is distributed through a pipe network in the whole colony.

2.6 About the shortage of water supply, the Ministry gave the reason that since the campus of Vasant Vihar has been located at the tail end of the DJB supply, the availability of water is very less. DJB, which is primarily responsible for ensuring adequate water supply has been supplying only 10 to 15 % of the total requirement of water in the Vasant Vihar CPWD Residential Complex. In order to deal with the shortage of water supply, CPWD had tried re-boring of old tube wells and increasing the depth of existing tube wells in the area, but all this had improved the yield of water only marginally. In August 2005, CPWD also got new tube wells bored after approval of the Central Ground Water Authority (CGWB) and these tube wells are giving the yield of about 2 KL per hour. Two additional tube wells had been sanctioned by CGWB and financial sanction for the same is being obtained by CPWD. However, as the water table of the area in question had receded and the yield from existing tube wells had been unviable, this project had to be abandoned. At present, about 70 to 80 KL of water supply per day is being pumped into the Sump through tube wells and supplemented by the DJB Water Tankers supply to mitigate the water shortage.

2.7 On the question of repair and rehabilitation works of the complex, the Ministry stated that the repair and rehabilitation work of 8 blocks has already been undertaken. R&R work of remaining blocks is in progress and it is expected to complete the entire work during this financial year (2006-2007). Efforts were made to repair the doors and windows, wherever possible and replacement of doors/windows has also been undertaken. The Ministry clarified that there had been a mistake in interpretation of orders of Ministry of Urban Development on upgradation of these quarters. The position has now been clarified to the field unit and upgradation of vacant quarters of Lok Sabha/Rajya Sabha Residential Pool will also be taken up in terms Ministry of Urban Development directions, subject to availability of funds.

2.8 During the course of oral evidence of the Ministry held on 4th July, 2006, the Committee pointed out to the officials of the Ministry of Urban Development and CPWD about the grave problems faced by the occupants of the Vasant Vihar, CPWD Residential Complex. The Director General, CPWD also conceded before the Committee as follows:—

“I suppose you are talking about Vasant Vihar Enclave flats and Lok Sabha and Rajya Sabha areas. I assure that during this financial year, all the repair works will be done. Tenders have been invited and repairing of doors and windows have started repair of pipelines have started. We will be able to complete all the repairs in this financial year itself (i.e. 2006-2007). It is not possible to do for the entire area in one go because the increase i.e. increase in funds in 2006-2007 is not that much to do all the repairs in one go. But we are during it in phases. But with the funds available, that is, Rs.40 to 50 crore, etc., for special repairs which we have got, we will be able to do it. Vasant Vihar was in bad shape. We have taken this works on priority. The funds required for Vasant Vihar is Rs. 7 to 8 crore and not beyond that.”

2.9 On being asked about the external finishing of CPWD residential buildings and their maintenance, the Secretary, Ministry of Urban Development stated that:

“We are now insisting that in all the external finishing of the CPWD buildings should be of a permanent nature and should be maintenance free. We have upgraded specifications for Government buildings but the only thing is, we will be able to take up in phases. They cannot take it up altogether in one go. All instructions have been approved by the Ministry and we have upgraded the external finishing so that the paint getting spoiled or washed away will not be there.”

Lack of proper maintenance of Vasant Vihar Residential Complex by CPWD

2.10 The Committee note that the CPWD’S Charter clearly demarcates that for both the residential as well as non-residential buildings periodic and day-to-day repair and maintenance works may be undertaken for ensuring habitability and aesthetics of buildings constructed by CPWD. However, in response to their Press Communiqué’s the Committee received several complaints from the users of the residential buildings/accommodations about lack of proper and timely maintenance and repair works by CPWD authorities in various residential areas. The Committee, therefore, felt it expedient to undertake an on-the-spot-study visit to the Vasant Vihar Residential Complex, New Delhi in order to gather first hand information in this matter. Accordingly, the Committee visited the above stated complex on 21st September, 2005 and physically inspected these quarters and held discussions with the users of these quarters and the Residential Welfare Association (RWA) of the area. The Committee were surprised to find the exposed iron-rods coming out of the roofs of these residential buildings and chunks of cement falling from the roofs and the shabby look of these buildings.

2.11 Regarding the repair works in the Vasant Vihar Complex, the Director General, CPWD has assured during the course of oral evidence before the Committee that all repair works in this complex will be completed in the present financial year *i.e.* 2006-2007. The Committee therefore, strongly recommend that all repair and maintenance works at the Vasant Vihar Residential Complex must be completed by CPWD within this financial year, as assured by them to the Committee. The Committee also recommend that senior CPWD officials must properly coordinate with the concerned RWA so as to ensure appropriate repair and maintenance works in the complex *i.e.* up to the satisfaction of the users of these residential quarters. The Committee also recommend that suitable external finishing or face-lift must be given to these residential buildings which should be of permanent nature. The Committee would like to be apprised about the action taken in the matter within two months of presentation of this Report to the House.

Lack of infrastructure facilities at the Vasant Vihar Complex

2.12 The residents of the Vasant Vihar Complex have further brought to the notice of the Committee the following points:—

- (i) A Shopping Complex had been built by CPWD in the area it is dysfunctional but it is occupied by unauthorized persons.**
- (ii) There is acute shortage of water supply in the Residential Complex.**

As regards encroachment of the Shopping Complex, the Committee recommend that suitable coordinative measures must be taken by the Ministry of Urban Development and CPWD with the Municipal Corporation of Delhi/other Urban Local Bodies (ULBs) so as to remove unauthorized occupation in the said Shopping Complex. The Committee also recommend that appropriate steps must be taken for allotment of shops and opening-up of proper consumer goods shops in the Shopping Complex for the use of the residents of the Vasant Vihar Government Residential Complex.

2.13 Regarding the shortage of water supply in the aforesaid area, the Ministry have stated that since the campus of Vasant Vihar is located at the tail end of the Delhi Jal Board's (DJB) supply, the availability of water is very less. The Ministry have also stated that the DJB is primarily responsible for ensuring adequate water supply but it has been supplying only 10 to 15 % of the total requirement of water of this Complex. In order to deal with the shortage of water supply, CPWD had tried re-boring of old tube wells and increasing the depth of existing tube wells in the area; but all this had improved the yield of water only marginally. In August 2005, CPWD also got new tube wells bored after approval of the Central Ground Water Authority (CGWB) and these tube wells gave the yield of about 2 KL per hour. Two additional tube wells have also been sanctioned by CGWB and financial sanction for the same is being obtained by CPWD. However, the Ministry have informed that as the water table of the area has receded and the yield from existing tube wells has been unviable, this project has been abandoned. They have, finally, stated that at present, about 70 to 80 KL of water supply per day is being pumped into the Sump through tube wells and supplemented by the DJB Water Tankers supply to mitigate the water shortage of the Residential Complex.

2.14 While the Committee express their serious concern over the acute shortage of water supply in the Vasant Vihar Residential Complex of CPWD, they are not at all convinced that the availability of water is less because this campus is located at the tail end of the Delhi Jal Board's (DJB) supply. The Committee are of the firm view that CPWD and DJB are duty bound to find a permanent solution to the water crisis in the area and provide the much-needed water supply at the Vasant Vihar Residential Complex. The Committee strongly recommend that concerted efforts must be made by the Ministry of Urban Development/CPWD to persuade

the DJB to lay down adequate pipe lines and build water tanks by taking the required financial sanction for the same so as to provide adequate and regular DJB water supply to the aforesaid residential complex. The recent availability of water from Sonia Vihar Water Works should be suitably made use of to augment the water supply to the colony. The Committee may be apprised about the action taken in this regard within two months of presentation of this Report to the House.

2.15 The Committee would also like to emphasize that the study about the maintenance activities at the Vasant Vihar Residential Complex in Delhi may be considered as a sample case as similar problems exist in other CPWD residential colonies or GPRAs in the country. The Committee, therefore, strongly recommend that all the shortcomings in the maintenance activities and infrastructure facilities in all the CPWD built/maintained residential colonies in Delhi as well as other cities should be rectified by promptly attending to the problems of the users of these residential units. The Committee may be apprised about the action taken in the matter within two months of submission of this Report.

Posting of full time JE (Electrical) at the Enquiry Office

2.16 It has been brought to the notice of the Committee by the residents of the Vasant Vihar Complex that no full time JE(Electrical) has been posted at the CPWD Enquiry Office in their complex and mostly the CPWD officials are not present to attend to the daily complaints of the residents. The Committee, therefore, recommend that suitable disciplinary action must be taken against the officials absenting themselves from the Enquiry Office of the Complex and ensure prompt handling of the complaints of the residents. The Committee also desire that a suitable full time JE (Electrical) may be posted at the said CPWD Enquiry Office for handling complaints.

Overall maintenance problems in other CPWD Residential areas and their funding

2.17 Monies are sanctioned for maintenance of works of General Pool Residential Accommodation under different bodies:—

- (i) 2216 (Minor works) – For expenditure on minor (original) works on Govt. Residential buildings.
- (ii) 2216 (Ordinary repairs) – For expenditure on day to day ordinary repairs on Govt. Residential buildings.
- (iii) 2216 (Special repairs) – For expenditure on special repairs of on Govt. Residential buildings which add to the capital cost of the buildings and account for in assessing of Standard rent of buildings.
- (iv) 2216 (Lease charges) – For all expenditure on lease charges paid by CPWD in respect of residential accommodation, hires, requisitioned or leased by it.

- (v) 2216 (Furnishing) – For all expenditure on table fans, furniture etc. provided to residences being maintained by Govt.

2.18 The break-up of the allocations for Delhi and outside Delhi for maintenance purposes is given as under :—

Delhi

Year	No. of houses type-I to type-VIII	Budget for maintenance						Amount in Crores			
		2216-Minor works		2216 Ord. Repairs		2216-Spl. Repairs		Lease Charges		Total	
		Bgt.	Expn.	Bgt.	Expn.	Bgt.	Expn.	Bgt.	Expn.	Bgt.	Expn.
2001-02	68483	7.45	7.21	91.52	92.41	17.0	17.0	20.21	20.29	136.18	136.91
2002-03	68483	9.46	8.37	89.07	98.86	18.10	17.97	25.37	26.33	142.0	151.53
2003-04	68483	8.95	8.64	98.80	97.09	20.4	19.75	19.15	18.08	145.3	143.56
2004-05	68483	8.43	8.34	99.95	100.91	16.65	16.71	17.20	17.96	142.23	143.91
2005-06	68483	7.07	6.94	99.14	99.71	18.14	17.99	19.27	19.29	143.62	143.93
2006-07	68483	8.00	—	96.60	—	22.05	—	17.30	—	144.0	—

Outside Delhi

Year	No. of houses type-I to type-VIII	Budget for maintenance						Amount in Crores			
		2216-Minor works		2216 Ord. Repairs		2216-Spl. Repairs		Lease Charges		Total	
		Bgt.	Expn.	Bgt.	Expn.	Bgt.	Expn.	Bgt.	Expn.	Bgt.	Expn.
2001-02	35257	0.55	0.49	28.11	37.54	7.0	7.19	8.0	9.94	43.7	55.16
2002-03	35257	0.54	0.93	36.50	27.86	10.10	10.03	12.0	11.03	59.1	49.85
2003-04	35257	1.05	0.62	33.44	36.15	8.60	8.70	10.85	9.07	53.9	54.54
2004-05	35257	1.0	0.55	35.07	35.64	6.35	7.36	9.43	10.10	51.9	53.65
2005-06	35257	0.93	1.42	37.20	37.26	7.26	7.08	10.93	10.81	56.3	56.57
2006-07	35257	2.95	—	37.35	—	16.23	—	10.16	—	66.69	—

The different types of GPRAs as maintained by CPWD in the country, are given in Annexure II to the Report.

(i) General Complaints received from GPRAs

2.19 In response to the Committee's Press Communiqué, generally, complaints about repair and maintenance of work had been received which are summed up as follows:—

Sl. No.	Complainant / Area	Type of Complaint
1	2	3
1.	Central Government Employees Residential Welfare Association, Faridabad	(i) White washing of external faces of the houses has not been done for the last 10 to 12 years by CPWD at Faridabad. (ii) There is need for repairs of roads, providing of sinks/wash basins in old houses, installation of sewage treatment plant, rainwater harvesting to combat water scarcity, repair of broken boundary wall, providing of foot-path, street lights, and development of park in Residential Complex at Faridabad. (iii) Dues to non-attending of complaints by CPWD there is need for centralized complained system in Faridabad. (iv) There is illegal occupation and misuse of quarters by unauthorized persons.
2.	CGS, quarters at Narkeldanga, Kolkata	(i) There is need for upgradation of quarters by providing additional amenities like wash basin, Mirror, Kitchen sink, Towel Rail in the Quarters.
3.	CPWD Quarters at Sadiq Nagar, New Delhi	(i) Contractors engaged by CPWD at Sadiq Nagar are technically ill-equipped and use sub-standard materials. They also leave the work half-way/unfinished. (ii) The JEs/AEs do not reach the Service Centre in time and attend to works promptly. (iii) Surprise inspections must be carried out by CPWD in the area.
4.	CPWD Quarters at Kurnool, Andhra Pradesh (AP)	(i) The maintenance of residential quarters particularly civil items of quarters at Kurnool are dismal. (ii) No complaint Book is available with a 'Service Centre' at Kurnool (AP).
5.	CPWD Quarters at BKS Marg, New Delhi	(i) In spite of repair works, the ceilings and walls could not withstand a single rainy season resulting in major leakage/seepage in quarters.

1	2	3
		(ii) Outer ceiling between two quarters at top floor adjacent to water tanks are in shambles and needed repairing, immediately.
6.	CPWD Quarter at Aram Bagh, New Delhi	(i) There is acute shortage of water supply in Blocks 1 to 10, Aram Bagh. (ii) No park or Horticulture work. (iii) Change in internal wiring is needed. (iv) Proper Kota stone to be provided in Kitchens etc. (v) Need for a compound wall. (vi) Encroachments by slum dwellers in CPWD complex. (vii) Old and dangerous Quarters need to be repaired to be safe and habitable.
7.	Central Government Employees RWA, Santragachi (W.B.)	(i) There is encroachment of land by slum dwellers in CPWD area. (ii) There are 1100 quarters at Santragachi, which are 40 years old and poorly maintained by CPWD. (iii) There is shortage of water supply.
8.	UDAP Colony, Nehru Nagar, New Delhi	(i) Maintenance of basic civic amenities in the Government colony must be given to a single agency. (ii) Repairs works suffer due to acute shortage of funds. (iii) The approach road to the colony is in a dilapidating condition.
9.	Government Employees Common Cause Association, R.K. Puram, New Delhi	(i) There is lack of maintenance of civil amenities in common areas. (ii) There is need for removal of unauthorized construction and sub-letting of quarters. (iii) Removal of encroachments by slum dwellers in CPWD lands, specially ' the Sarasvati camp Jhuggies'.
10.	Nauroji Nagar Residents Association, Nauroji Nagar, New Delhi	(i) There is rude and arrogant behaviour of the staff at the Complaint Centre. (ii) Length of wind/air Pipes provided for emission of gases at backside of kitchen/Toilets are short. (iii) Seepage in toilets/bathrooms/kitchens are overlooked.

1	2	3
		(iv) Sub-standard materials have been used by contractor on sun-shades to the quarters.
11.	RWA, Pusph Vihar, M.B. Road, New Delhi	(i) Works of replacement of doors, windows, WC pans are pending for long by CPWD. (ii) Fitting and fixtures which are 20 years old have not been replaced yet.
12.	RWA, Sarojini Nagar, New Delhi	(i) Sufficient funds must be allotted for addition/alteration works to be done on payment of 10% of cost by allottees. (ii) Provision of tiles be made instead of mosaic flooring in the vacant quarters and upgraded properly.
13.	RWA, Timarpur, Delhi	(i) There is poor maintenance of quarters. (ii) There is poor maintenance of roads, service lanes etc. (iii) Progress of works of CPWD in Timarpur Residential Colony is very slow.

(ii) Complaints from Members of Parliament

2.20 Apart from the complaints from the general public, the Committee also heard complains about maintenance of CPWD accommodations for Members of Parliament in North Avenue, South Avenue, V.P. House and Lutyen's area in Delhi. The Hon'ble members mostly complained about defective Air-conditioners fitted by CPWD in their houses, poor maintenance of gardens, poor maintenance of approach roads/service lanes, delays in attending to complaints by Enquiry Office, continuous work process by contractors of the same nature like digging, removing tiles etc. and dumping of wastes by workers of the contracts, which are not removed by CPWD or Municipal body (NDMC).

2.21 During the course of oral evidence before the Committee on 4th July, 2006, the Secretary, Ministry of Urban Development stated as follows in regard to maintenance of MPs Residential units:—

“The MP Bungalows in North and South Avenues, is one area which was taken up for special attention and repairs are being done as per the programme drawn up. So, it is not only done from the Government budget but there is also the urban development fund from where some money has been given so that there could be proper finishing to improve the aesthetic ambience. But it is a fact that the problems in the Lutyen's Bungalow Zone are serious. These houses were built 50 to 60 years ago and we all know that they are in a bad condition. Fortunately, at the House Committee's insistence, we got a separate budget. It is not going to be

part of the total budget whatever is kept for the special repairs of the flats of MPs will be spent on the buildings. ... We are also interacting with the Delhi Urban Arts Commission. The moment we talk about re-development (of Luyten's Zone) there is a huge 'Press Campaign' as if we are selling everything to the private builders or the heritage area is getting sold in the hands of private builders etc. But we will pick up four or five bungalows. We want to restore the buildings."

2.22 Regarding some of the general complaints cited above in para 2.16 *ante*, the Ministry of Urban Development in their written note have explained that in Faridabad Complex the work of external white washing could not be done due to shortage of funds. However in the current year 2006-07, additional funds have been allocated in maintenance heads. It is proposed to take up the work in phases, some work will be taken up during current financial year. Regarding repair of roads, in the year 2004-05, an amount of Rs. 35 lacs was spent on repair of roads. Repair of roads could not be taken up in 2005-06 due to constraint of funds. Further repair of roads will be taken up during current year also. The work of providing sinks and wash basins is also being taken up shortly to be done in phases. The proposal of sewage treatment plant has been prepared and is under examination. Regarding supply of drinking water from rain water scheme, CPWD has been requesting the Municipal Corporation of Faridabad for supply of its share of water to NH-IV complex but so far they have not supplied the same. Regarding the construction of broken boundary wall, the same will be repaired in the broken portions and the missing links will be completed during the current financial year. The complaints are being handled manually at the Faridabad Service Centre. About street-lights, the Ministry stated that CPWD has taken steps to provide new street lights in phases at locations of old street lights of Municipal Corporation of Faridabad and few street lights inside the Faridabad campus is being maintained by CPWD, itself.

2.23 On the complaint from Narkeldanga, Kolkata, the Ministry informed that the Central Government Staff Quarters Complex at Narkeldanga was put to use in the year 1968, when the amenities like wash basin, mirror kitchen sink etc. were not provided at the time of construction. However, the yard stick for amenities to be provided in quarters has been revised *vide* Ministry of Urban Development OM No. 28012/1/2003-WI dated 19.02.2004. Due to limitation of funds, addition/alteration work items to upgrade the amenities in old quarters are being provided by the Department on vacation of quarters only. Accordingly the work of upgradation is being done in phases and this work will be continued in the current financial year, also.

2.24 On the complaint from the residents of Sadiq Nagar, CPWD Complex, the Ministry stated that efforts are being made to make working of CPWD effective and friendly to allottees and the quality control wing of CPWD has inspected many Service Centres in the past.

2.25 On the complaint from Kurnool in A.P., the Ministry conceded that CPWD could not pay adequate attention towards maintenance of Central Excise Quarters at Kurnool, because, there is no regular establishment of CPWD at Kurnool and nearest

station, where CPWD has its regular establishment, is about 200 Kms from Kurnool. However, the repair and maintenance of immediate nature has already been taken up and completed. Remaining repairs and maintenance works, as needed, shall be completed, shortly. The particulars of the maintenance staff to whom complaint is to be addressed has been given to the Welfare Officer/ Care-taker of the client department. Complaint book is now proposed to be maintained with the Welfare Officer/Care-Taker of the client department. The EE/AE/JE incharge shall on regular basis interact now with the Welfare Officer/Care-taker for attending the complaints, timely.

2.26 Regarding removal of encroachments in Aram Bagh area in Delhi, the Ministry informed that CPWD had already paid Rs.13,29,000/- to the Municipal Corporation of Delhi (MCD) for the necessary action by the Slum Department of MCD.

2.27 Regarding the complaint from residents of Pushp Vihar Complex, the Ministry conceded that it is true that fittings & fixtures have a limited useful life period after which they need replacement. The replacement of out dated items is being done as per necessity & availability of funds. However, this work is being taken up in phases depending upon the availability of funds. Regarding the replacement of door/window/WC pan etc., the same are covered under 'Special Repair'. The Pushp Vihar was constructed under 'Crash Housing Programme'. A considerable portion of 'Special Repair Fund' utilized, had been spent on retrofitting of the houses involving repairing the structural repairs of the building. In view of this, priorities are fixed for the balance items of complaints depending upon the available funds. However during 2006-07, some additional funds have been allocated under special repairs, which will be utilized for retrofitting works and other essential works of special repairs.

2.28 Similarly, on the complaint of slow progress of works in Timarpur Residential Colony, the Ministry informed that by the additional funds allocated for maintenance in current year 2006-2007, more maintenance works will be taken up at Timarpur.

Complaints redressal system

2.29 The Ministry have informed that 'Complaint Boxes' are available at Enquiry Offices. However, miscellaneous complaints like encroachment of Government land, non-maintenance of Parks or street-lights, roads etc. are to be made to the concerned authorities. CPWD takes action only on issues, which are pertaining to its jurisdiction or works which are entrusted to it.

2.30 Further, the Ministry have stated that the CPWD is responsive and prompt in redress of complaints. The day-to-day complaints are attended promptly in most of the cases. However some complaints like replacement of doors and windows, flooring, cisterns, etc., which cannot be attended through departmental labour are transferred to a 'Major Complaints Register' for monitoring. Such works are done after Call of tenders. This takes some more time.

2.31 The Ministry have opined that maintenance is an operation in which achieving 100% satisfaction is a very difficult target to realize. This is compounded with the fact that the services being rendered by CPWD are free of cost. Further most of the assets being maintained by CPWD are quite old and were built with specifications prevailing in those times, which are now out of date. The aspirations of the people who use the assets have risen as they are exposed to modern building materials now available in the market. It is also a fact that the work force available with CPWD is ageing and its efficiency is also not as high as that of normal contract labour available in the market. All these factors contribute to a certain level of dissatisfaction prevailing in the public using the Government assets. It is, however, a fact that most of day-to-day complaints are attended within the prescribed time schedule.

2.32 The Ministry also stated that major day-to-day complaints are main source of irritants. These are such as replacement of broken doors and windows, overhead CI systems, replacement of terrace tanks, replacement of corroded GI pipes and soil pipes, rewiring etc. and other works of repair, rehabilitation and aesthetic improvements. It has not been possible, for long, to have these types of complaints attended to on a regular basis, in a comprehensive manner, because of paucity of funds. However, in this financial year, Government has sanctioned additional funds, which are being planned to be spent as per our Action Plan through a special repair drive.

Allocation of funds for maintenance works of residential units under CPWD

2.33 **The Committee note that CPWD have constructed and are maintaining a large number of residential complexes in Delhi and outside Delhi. From the break-up of financial allocations for Delhi and outside Delhi, it is noted that under Minor Head-2216, a budgetary allocation of Rs. 144 crore has been made for 2006-2007 for the maintenance works for 68,483 number of General Pool Residential Accommodations (GPRAs) in Delhi and an amount of Rs. 66.69 crore has been earmarked for similar works for 35,257 number of GPRAs outside Delhi in 2006-2007. While the Committee trust that adequate funds are allocated for the maintenance works for the GPRAs in Delhi as well as outside Delhi, they desire that these funds are used prudently by the executing agencies i.e. the CPWD Work charged workers or the contract workers, so as to complete the repair/maintenance jobs in time and in an efficient manner. The Committee also insist that the end-use of these funds, allocated for the maintenance works, must be thoroughly verified by senior officials of the Ministry of Urban Development and CPWD so as to obviate any kind of diversion of funds.**

Handling of general complaints received from users of GPRAs

2.34 The Committee have received a number of complaints from the users of the residential units constructed and maintained by CPWD from various parts of the country as detailed in para 2.19 of the Report *ante*. It is seen that mostly the complaints deal with the lack of attention towards the complaints of the users by

the Service Centers staff, rude behavior of the Service Center staff, non-maintenance of the Complaint Books, inordinate delays in white-washing the external structures of the residential buildings, leaving of works by contractors in the mid-way and dumping of wastes in the area, usage of sub-standard materials by contractors in sun-shades, seepage on ceilings and walls of the quarters etc. It has been further complained by the users of GPRAs that JEs/AEs are mostly not available at the Service Centers and complaints are not being attended to promptly. There is lack of water supply in certain CPWD Residential Complexes. The flooring of the quarters need proper upgradation, while service lanes/approach roads need maintenance as these are broken at many places. There are inadequate street lights and the progress of works is very slow. The Committee express their serious concern over the aforesaid problems faced by the residents, who are the employees of the Government and have been compelled to face difficulties in day-to-day living in their officially provided accommodation. The Committee desire that CPWD should resolve the problems faced by the occupants of GPRAs in a two-pronged strategic way *i.e.* firstly, the works done through contractors must be completed in time and properly by using good quality building materials etc. and secondly, the CPWD must coordinate with the ULBs and Municipalities of the area concerned for construction of service lanes, roads, etc. and provide adequate number of street lights and adequate water supply in and around the residential areas. The Committee also recommend that attendance of the Enquiry Staff of CPWD must be ensured in each locality.

2.35 The Committee have been informed by the Ministry of Urban Development that for the year 2006-2007, additional funds have been allocated to CPWD for carrying out the repair and maintenance works. The Ministry has also assured that the works of up-gradation, repair and maintenance of the CPWD Quarters will be taken up in a phased manner and will be completed during the current financial year. The Committee, therefore, strongly recommend that effective and timely measures are taken by the CPWD in coordination with the Ministry of Urban Development and other ULBs so to resolve all the difficulties faced by the users of the residential areas under the care of CPWD in coordination with the RWAs of each area.

Non-maintenance of Complaint Book as Kurnool(AP), GPRA

2.36 The Committee are amazed to find that in the residential quarters at Kurnool in Andhra Pradesh, no Complaint Book was available at the Service Center earmarked for CPWD. In this regard, the Ministry have stated that CPWD could not pay attention towards maintenance of the Central Excise Quarters at Kurnool, because, there is no regular establishment of CPWD at Kurnool in the vicinity of the area. Also, 'Complaint Book' has now been proposed to be maintained with the Welfare Office/Care-taker of the client department and that too perhaps only at the intervention of the Committee. The Committee take serious note of the lackadaisical manner in which CPWD has reacted towards non-keeping of

Compliant Books for registering of complaints by the users of these residential units. The Committee, therefore, recommend that proper Complaint Books must be kept and maintained in all the residential units under the supervision and control of CPWD in the country. The Committee may be apprised about the action taken in this matter. The CPWD should also have a regular establishment at Kurnool to give better, timely and effective service.

Redress of Complaints by CPWD

2.37 The Ministry of Urban Development have informed the Committee that in many of the major day-to-day complaints relating to replacement of broken doors and windows, overhead CI systems, replacement of terrace tanks, replacement of corroded GI pipes and soil pipes, rewiring etc. and other works of repair, rehabilitation and aesthetic improvements, it has not been possible, for long, to attend to them on a regular basis and in a comprehensive manner, because of paucity of funds. However, in this financial year, Government has sanctioned additional funds and these funds are planned to be spent as per an Action Plan through a special repair drive. The Committee, therefore, recommend that concerted efforts should be made by CPWD to complete all repair works and to attend to all the pending complaints in various CPWD Enquiry Offices through this Action Plan to meet the requirements of the users of the GPRAs and office accommodations. The Committee also recommend that concerted efforts should be made by CPWD in coordination with the municipal bodies to provide maintenance works in the areas of residential colonies falling under the municipalities.

Removal of encroachments in CPWD complexes

2.38 Another major issue which has come to the notice of the Committee is the encroachment by slum dwellers in residential premises of CPWD at Aram Bagh area and encroachments in the R.K Puram area by the so called 'Saraswati Camp Jhuggies' in Delhi. As regards, the Jhuggies at Aram Bagh, the Committee are informed that CPWD has paid Rs 13,29,000/- to the Municipal Corporation of Delhi (MCD) for removal of these slums. The Committee strongly recommend that all out and earnest efforts must be made by CPWD to persuade the ULB concerned to remove the encroachments by slum dwellers immediately in the vicinity and inside the residential areas under CPWD. The Committee note that there is acute shortage of water supply in Aram Bagh CPWD area and the booster pumps are not in working order. There have been frequent power failures as there is no dedicated separate electricity supply arrangements for the residential area and the existing arrangements are linked with electricity supply to the commercial areas of adjoining Paharganj area. The Committee would like to know about the outcome of the efforts made by CPWD in the aforesaid cases.

Complaints from Members of Parliament

2.39 As regards, the maintenance and up keep of the CPWD Residential Complexes in North Avenue, South Avenue, V.P. House and the Lutyen's Bungalow Zone, the Committee have also received complaints from the users, who are the Hon'ble Members of Parliament. These complaints mostly pertain to poor maintenance of Air Conditioners, non-stop digging works in the vicinity of the premises by contractors, dumping of wastes by contractors, poor maintenance of gardens, service lanes, roads etc, and carrying out of the similar nature of jobs by different contractors in different times for reasons best known to the CPWD. The Committee note that at the House Committee's intervention, a separate special budget has been given for this area apart from the total budget. The Committee, therefore, strongly recommend that prompt and effective measures are taken by CPWD to rectify the above stated problems and to restore and maintain the beautiful ambience of the 'Central Vista Area' of Delhi. The Committee may be apprised about the action taken in the matter within two month of presentation of this Report to the House.

Prompt handling of grievances of the users of CPWD colonies

2.40 As regards, handling of the grievances of the users of the CPWD residential areas the Committee recommend that special workshops should be held by CPWD in order to train its work-force in prompt disposal of maintenance works including civil works and electrical works in all the CPWD colonies.

CHAPTER III

CONSTRUCTION AND MAINTENANCE OF OTHER STRUCTURES

3.1 CPWD handles and executes wide ranging buildings projects other than the residential buildings and complexes. These buildings are Office and Commercial Buildings, Institutional Buildings like Universities, Schools and Colleges Medical Colleges and Hospitals, Scientific and Research laboratories; Recreational & Sports Buildings like Holiday Home, Tourist Resorts Stadiums and Cultural Complexes Conference Buildings and Industrial Buildings like Silos, Mints and Bank Note Presses and Paper Mills.

(i) Types of works

3.2 CPWD also undertakes 'Deposit Works' for clients, where funds get deposited with the concerned field units by the clients, directly. For all Centrally Funded Works, CPWD does not charge any fees for carrying out such Deposit Works. However, in case these works have to be carried out for non-Central Funds Scheme, then CPWD charges prescribed rates of the Department for such works. In the 'Deposit Account' basis are the works pertaining to autonomous bodies, educational institutions like IITs, Universities etc. where the client department deposits whole or part of the sanctioned amount with CPWD, which is taken in CPWD books and then expenditure is booked on the project of the client from the money deposited. The money so deposited by the client is further deposited by CPWD in the Consolidated Fund of India and Letter Of Credit (LOC) for the actual funds demanded is asked for from the Chief Controller of Accounts (CCA). No separate account is opened for this deposit, however, the actual transactions are duly noted in the deposit register and the clients are intimated of the deposits and expenditures every month.

3.3 On the question of number of Deposit Works carried out by CPWD, the Ministry in their written note had stated that no statistical information in respect of number of Deposit Works carried out by CPWD in the past is maintained. However, as on date, one hundred and ninety seven number of major works (costing more than Rs.1 crore) are being carried out as Deposit Work by CPWD. This reflects about 17% of total major works being carried out by the Department under 'Deposit Works'.

3.4 In respect of Central Civil Services (CSS) account, this system is followed only for the works pertaining to the Cabinet Secretariat and the Ministry of Defence. In this, the expenditure on the project is booked by CPWD first in

Suspense Account and then the bill is raised on the client in prescribed format against which payments are made by the client and the suspense account is cleared. LOC for this is also given by CCA against assurances given by the clients as to how much expenditure can be booked by the divisions against their works.

(ii) Tendering Process

3.5 In actual practice, the CPWD carries out a number of works through Contractors and the staff of CPWD. As regards, the works carried out through Contractors of 'Major' and 'Minor' nature, the Ministry of Urban Development have informed that the entire procedure for calling of tenders, processing the same and awarding the work is extremely well documented and is followed strictly under the supervision of senior level officers. The powers to call contracts and award works is graded and it depends upon the seniority of the officers concerned. All tenders, irrespective of the cost of the works are given wide publicity including publishing of the same on the Internet at a pre-determined website. This fact is also indicated in the press notice issued by the Department so that the intending constructors can see the notices at the website also. Receipt of tenders is done at a pre-determined date and time and the same are opened in the presence of all intending contractors, who desire to be present at the time of opening. As the tenders are opened, rates quoted by each of the bidders is announced to all those who are present. The process of tender is done on the basis of well laid down procedure and the rate at which the work is awarded is compared to a justified rate/amount worked out independently by the Departmental officers, which is based on the prevailing market rates of materials and labour. Only when the lowest bid is found comparable to the justified rate worked out, the work is awarded. Further negotiations are carried out only with the lowest bid received, as per the directions given by the Central Vigilance Commission (CVC).

3.6 As regards the rates of works, the Ministry in their written note have informed that the 'Schedule of Rates' are not higher than the prevailing market rates. The market rates for different items and at different locations vary from time to time and are determined by the market forces. There are the matters of concentration or flow of works, supply/shortage of materials, labour, type and nature of construction, location of site and other related issues affecting the actual market rate of the item. All such issues are duly accounted for by CPWD while assessing the reasonability of rates received when tenders are invited. The Schedule of Rates is arrived at by calculating the rates of finished items based on the labour required for execution. Details of this are available in the analysis of rates prepared by CPWD and given in the 'Delhi Schedule of Rates 2002'. These rates are arrived at after assessing and enquiring about the market rate of materials required for execution of items, cost of carriage of these materials and other liveries, which are required to be paid.

(iii) Increase in workload of CPWD

3.7 The Ministry submitted the break-up of the work load of CPWD in terms of construction and maintenance as follows:—

The work load of CPWD (2004-2005)
(Normal and Project Zones)

Sl. No.	CATEGORY OF ZONES	CONSTN.	MAINT.	IFT.	EQ.(T)
1	2	3	4	5=(3+4)	6=(3+2.25X4)
1	Normal Zones with construction and maintenance for various departments	2202.29	768.15	2970.44	3930.63
2	Project Zones for construction and maintenance of specific projects	175.44	46.97	222.41	281.13
	Grand Total	2377.73	815.12	3192.85	4211.76

3.8 In order to gather first hand information about the construction works done by CPWD, through 'Deposit Works', the Committee visited the new IIT Boys Hostel 'B', New Delhi on 21st September, 2005. The Committee then physically inspected the IIT Boys Hostel, which was under construction. This Hostel has an occupancy capacity of 400 persons. The Committee were informed here by the CPWD officials that good standard quality construction materials had been used in the buildings as per the standard specification. Besides, machine made bricks cladding on outer periphery and stone grit plaster on internal periphery of the building, had been used to give it a good external finish.

The Committee also visited the New Office Building of the UPSC in Delhi. The plinth area of the building was 15805 sqm. The sanctioned cost of the project was Rs. 2121 lacs, while the actual cost of work was Rs. 2209 lacs. The building gave a modern and presentable look and contained facilities for conferencing etc.

3.9 During their on-the-spot study visits outside Delhi also, the Committee had the opportunity to inspect the CPWD constructed buildings at Chennai, Andaman and Nicobar Islands, Ootty, Leh and few other places presenting neat external appearance and finish.

(iv) Designing/Architecture and strength look of structures

3.10 Regarding the architecture and design of certain buildings, the Committee received a memorandum from the Bombay Environmental Action Group stating that the CPWD gives no attention to the local architectural style and building materials and the buildings are not earth-quake resistant. In this respect, however, the Ministry in their

note had stated that as far as possible, local architectural styles are followed and local building materials are used in CPWD design and construction.

Regarding the question whether buildings are earthquake proof or not, the Ministry confronted by stating that whether in Kashmir or in Andaman and Nicobar Islands, it has been proved that construction of CPWD could withstand the earthquakes effectively. CPWD have made sample construction with local building materials like stone, wood etc. using adequate protection necessary to resist earthquakes.

3.11 The Committee, undertook an on-the-spot study visit to Leh and Srinagar recently from 29th May, to 1st June, 2006. During their visit to Leh, the Committee visited the Central Institute of Buddhist Studies at Choglamsar on 30th May, 2006. The Committee inspected the main buildings of this Institute *i.e.* Library buildings and the Residential Quarters of the campus. During inspection, the Committee found certain superficial cracks on the buildings, especially in the Library Building. On being asked about the appearance of cracks on the buildings, the officials of the CPWD stated that these cracks had appeared due to cold climate and harsh weather condition at Leh. The Committee further noted that the structure of the buildings did not depict at any place the Buddhist architecture or design, though it is an Institute for Buddhist Studies. The residents of the Centre for Buddhist Studies also complained that the 'Residential Quarters' had not been provided with wooden floor to fight the severe cold in winter. In the circumstances, the students were compelled to leave temporarily during the winter season. At this, the officials of CPWD assured that wooden flooring will be provided in due course.

3.12 The Committee asked about the architectural design, planning and construction of major buildings during the course of oral evidence of the Ministry of Urban Development and CPWD at their sitting held on 4th July, 2006. At this, the Director General (CPWD) stated as follows :—

“We have got an organization Architect. It is headed by ADG (Architect). We have got four architects and 21 senior architects. They not only do the initial planning but also the initial coordination during the planning process. They are involved up to detailed engineering stage, then occasionally supervision and finally the completion certificate.”

3.13 On a specific query by the Committee as to whether the CPWD constructed buildings had adhered to the Municipal laws or Building bye-laws of an area or local designs, the Director General (CPWD) gave an evasive reply to the Committee by stating that there might be a mistake.

3.14 At this point, Secretary, Ministry of Urban Development added:—

“I think, there should be some advisory from Additional DG(Architect) to all his field formations that while they are designing a building, they must take into account the local ambience, the local aesthetic and the local urban form.”

Calling of tenders for works

3.15 The Committee note that CPWD carries out most of the 'Major Projects' of buildings through calling of 'Tenders' for the construction works. The 'Architectural & Designing' aspect of the buildings are carried out by technically qualified personnel of the CPWD. The Committee also note that the Charter of CPWD specifies categorically that the awarding of contract must be in a transparent manner and in the best interest of the Government by ensuring maintenance of all round integrity as well as best possible standards and adequate supervision by the Department. While the Committee are satisfied to learn that well laid out procedures are followed in the calling of tenders and the work rates awarded are based on prevailing market rates of material and labour they, however, stress that sincere and concerted efforts should be made to review and upgrade the process of calling of tenders from time to time by the CPWD by forming an internal 'Review Committee' in order to keep pace with the changing arts and architectural designs and ensuring transparency at the same time. Since there are other private players in the building industry doing yeomen services to construction industry, the Committee are of the firm view that CPWD also should make proper and timely efforts for standardization of its new buildings with the latest architectural designs in a cost-effective manner. The Committee may be apprised about the steps taken in this direction.

Usage of local architecture and design in CPWD constructed buildings, specially, at the Central Institute of Buddhist Studies, Leh

3.16 The Committee have noticed that in certain buildings constructed by CPWD, the local architecture, artifacts and design have not been given due consideration by its Architectural and Technology Application & Development Cell. One such example is the Central Institute of Buddhist Studies at Choglamsar at Leh, which had been visited by the Committee during its On-the-Spot Study visit on 30th May, 2006. The Committee found to their dismay that this Central Institute of Buddhist Studies was devoid of any type of Buddhist form of art, design and architecture, which are in fact well-known forms of designs in the area. The building gave a flat look. The Committee strongly feel that the local forms of designs and style must be taken into consideration while drawing blue prints for a building structure in a particular area. The local ethos should be considered giving due regard to the aesthetic, ambience and the tradition including the folk lore. As the Central Institute of Buddhist Studies is yet to be completed, the Committee, recommend that suitable facelift to this Institute be given by usage of Buddhist form of art and design so as to make it look attractive enough for the tourists who are visiting Leh. The Committee also recommend that as Leh region is faced by harsh winter and the much-needed wooden flooring in the residential premises and other office premises should be provided by CPWD, expeditiously.

Appearance of cracks at the Central Institute of Buddhist Studies buildings

3.17 Further, the Committee found that superficial cracks had appeared in the structures already completed at the Central Institute of Buddhist Studies, Choglamsar, Leh. The Committee take a serious note of this fact and recommend that proper safeguards and protective measures are taken to remove such cracks on the buildings and make them earthquake resistant, as Leh falls under the high seismic zone. The Committee may be kept informed about the steps taken in this direction.

Adherence to local Municipal laws/building laws in construction works by CPWD contractors

3.18 As regards the question of adherence to the prevailing Municipal laws and Building bye-laws of an area, the Committee considers it pertinent to point out that the local Municipal Laws and Building Bye-laws must be followed by CPWD, while constructing a structure/building. The Committee are also of the firm view that factors such as Rainwater Harvesting must be given due attention by the CPWD in its construction works and proper checks should be carried out to oversee that the ‘Contractor’ adheres to the Municipal laws and building laws of a given area. The Committee recommend that necessary instructions should be issued to all concerned in this regard.

CHAPTER IV

STAFFING OF CPWD AND RELATED ISSUES

(i) Ban on recruitments of staff in CPWD

4.1 Due to ban in the recruitment of workers since 1985 there has been continuous decline in the strength of work charge staff of all categories due to retirement etc. in CPWD and to cope up with shortage of staff the maintenance by available work charged staff is being supplemented by carrying out works at locations through contracts. Therefore, the CPWD officers were forced to recruit workers on casual basis after the ban on recruitment in the department.

4.2 In response to the Press Communiqué, the All CPWD Employees Union, Lodhi Colony Enquiry Office, New Delhi had contended that the policies of CPWD are against the workers as the strength of engineers are increasing and those of workers are reducing. Centralized service provider unit like Central store, fire service Division, Road material testing laboratory are nearing closure. Workers of contractors employed in notified categories have not been removed. Court Cases filed by the grieving employees are kept pending and Judicial orders are either not implemented or implemented in piece-meal manner.

4.3 When the Committee sought clarification from the Ministry of Urban Development in this regard, the Ministry stated in their written note that the recruitment of work-charged staff is carried out as per policy guidelines issued by the Government of India from time to time. Engaging of workers on Muster Roll/Hand Receipt/Daily-rated basis was resorted only to fill the gap in availability of the labor and to get over special situations so that the works do not suffer.

4.4 When asked about the reasons behind the ban on recruitment of Work Charged Staff, the Ministry stated that the ban on recruitment of work charged staff stems from the general govt. policy directives regarding fresh recruitment in Government. A complete ban was imposed by Government, on the deployment of daily-rated muster-roll/hand-receipt workers *w.e.f.* 19.11.1985 (See Annexure-III). The ban on deploying contract labour in 15 specified categories in CPWD, was imposed by the Ministry of Labour. The Central Government and the Central Advisory Contract Labour Board having regard to the condition of work and benefits provided for contract labour and other relevant facts, specified, in sub-section (2) of section 10 of Industrial Dispute Act, prohibited employment of contract labour in the process,

operation or work specified in the offices/establishments of CPWD *w.e.f.* 31.7.2002 *vide* their Notification No. S.O 813 (E) dt.31.7.2002, on the following 15 categories:—

1. Air Conditioner Mechanic
2. Air Conditioner Operator
3. Air Conditioner Khalasi/Helper
4. Electrician
5. Wireman
6. Khalasi (Electrical)
7. Carpenter
8. Mason
9. Fitter
10. Plumber
11. Helper/Beldar
12. Mechanic
13. Sewer-man
14. Sweeper
15. Foreman

4.5 The Ministry stated that the reasons behind the above prohibition of contract labour, apparently, intended that the type of work being done by the staff deployed by CPWD is of a perennial nature and as per the Contract Labour Act, such type of work should be done by regular employees and not through contract labour. The CPWD, however, is of the opinion that the two bans have constrained the capacity of the organization to carry out effective maintenance. The Ministry of Finance *vide* its O.M. dated 5.8.1999 (See Annexure-IV) had also imposed ban on filling-up of the posts in the Direct Recruitment Quota. Hence, the vacant posts available in the Direct Recruitment Quota cannot be filled up by the department without obtaining the approval of Ministry of Finance and the Screening Committee. Recently, the Screening Committee *vide* its communication dated 22nd February, 2006 did not give permission to fill-up the vacant posts borne on the Work-charged Establishment of CPWD and abolished all the 178 vacant posts of Work-charged staff of CPWD, for the year 2004-2005.

4.6 Asked about the difference between the Group 'D' employees and the Work Charged staff of CPWD, the Ministry stated that there is no difference between Group 'D' employees and the work charged Group 'D' staff of CPWD. The work charged staff of CPWD are regular employees of the Department/Government of India and governed

by Financial Rules and Service Rules and have been classified in to Group 'C' and 'D'. They draw pay and allowances and other perks/benefits as are admissible to regular Govt. employees. The difference lies in the fact that the salary of the Work Charged Staff is charged to the head of account of maintenance on which they are deployed, whereas salaries of other regular employees of CPWD is drawn from the head of account for salaries of the Government of India.

(ii) Recruitment/Promotion of Junior Engineers (JE) and Executive Engineers (EE)

4.7 In a memorandum received from the CPWD Graduate Engineers Association, Delhi, the employees of CPWD contended that previously the ratio of Officers was normally in the ratio of 1:4 *i.e.* four Subordinate Engineers to each Supervisory Engineers, but no recruitments/promotions have taken place in CPWD since long period. Consequently, there is reduction in the Staff Strength of JEs. To this matter, the Ministry stated that the purpose of making recruitment at Junior Class-I level is that well qualified and bright Engineers will be inducted in the Government and that they would be given an opportunity to lead the Department by manning senior level posts. The officers recruited at the Junior Engineer level will have the qualification appropriate for the type of work being done at that level and would be given due promotional avenues upto middle management level. To improve the promotional prospects there is a proposal of 'Cadre Review' of the CPWD under examination in the Ministry which will have to take into consideration the just aspirations of all the streams and the necessity of the Department to have an efficient management structure.

4.8 The Committee enquired about the position of 'Cadre Review' during the course of oral-evidence held on 4th July, 2006. The Secretary, (Ministry of Urban Development) stated as follows:—

"I would very briefly touch upon the question of cadre re-structuring. It is true that cadre re-structuring matter has been under consideration for long. But I mentioned about the two things that have not happened. One, a holistic view about all categories has not been taken. Cadre re-structuring proposal which comes only for upgradation for the higher level posts certainly would not lead to any harmony in the organization. It will lead to resentment and we did get a lot of representations from junior level officers. Therefore, after interaction, we have requested the CPWD to hear out all the unions and in consultation with them let it be a complete exercise for all levels and categories and let upgradation not take place at the cost of lower most functionaries because that rather than satisfying the entire organization or a majority of the organization will lead to more resentment. So, it depends on what sort of consultative process they go through and what proposals are finally given in respect of the total cadre structure. But I want to assure you that we are sensitized to this issue and as soon as that comes it will receive our utmost priority. I want to give an assurance."

4.9 On being asked as to whether 'Cadre Review' in respect of JEs/AEs and XEN had been conducted, the Ministry in their written note submitted that the 'Cadre Review' proposals for different grades in the department i.e. Group 'A' Officers belonging to the three organized Group 'A' Services of CPWD i.e. CES, CE & MES, CAS; Group 'B' & 'C' Engineering and Architecture Cadres, Stenographers of CPWD, Ministerial staff of CPWD, have been framed and are under consideration of the Ministry. CPWD, while framing the proposals, has ensured that each of the proposals is financially neutral, fits into a revised and modified structure envisaged for the department in which multi disciplinary zones, having technical and administrative control over all the disciplines of the department, are envisaged to be created.

4.10 On being asked as to whether the 'Cadre Review' of Draftsman had also been considered by the Ministry, the Committee were informed that in respect of 'Cadre Review' for the Draftsman Cadre in the CPWD, a proposal in this regard had been prepared in 2001 and was forwarded for the consideration of the Ministry. In the meantime, the Expenditure Reforms Commission of the Government of India examined the working of CPWD and gave recommendations in respect of rationalization of the working of the department. It recommended abolition of 600 posts out of approximately, 1275 sanctioned posts in the department in the grade of Draftsman. In view of this and in view of changing technologies being used by the department in preparation of drawings etc., it was felt that the working of CPWD, will not be affected if the number of posts in the Draftsman cadre are reduced. However, in 2005 on the representations from the Association of the Draftsman, the CPWD has requested the Ministry to reconsider their 'Cadre Review'. The matter is under examination.

Pending recruitments/promotions in the Executive Engineer Grade

4.11 The Committee then pointed out to the Ministry that almost 47% of posts of Executive Engineers (EE) were lying vacant in CPWD, mainly, due to pending litigations before the Courts. In this matter, the Ministry submitted to the Committee that the court cases for the promotion to the post of EE are being fought by the departmental candidates and direct recruit Class I Officers.

In July, 1999 the Ministry of Urban Development took a policy decision after consulting Department of Personnel & Training (DOPT) and Union Public Service Commission (UPSC) to divert the backlog of unfilled vacancies in the grade of Executive Engineer (EE) (Civil) & (Electrical) in the Pay Scale of Rs.10000-15200, pertaining to 1954 Recruitment Rules, numbering 430 (Civil) and 120 (Elect.) belonging to the quota of Class-I (direct recruit) Assistant Executive Engineers (AEEs) (Civil) & (Elect.) to the quota of Assistant Engineers (AEs) (Civil) & (Elect.) with a view to regularizing the *ad hoc* promotions of AEs.

Pursuant to above decision, a DPC was held in UPSC in September, 1999 for selection of officers for regular promotion from AE (Civil) & (Electrical) to the grade of EE (Civil) & (Electrical) from amongst AEs (Civil & Elect.) for a total of 480 & 140

vacancies of Civil & Elect.(this included 50 & 20 vacancies of their own quota respectively) in the years of 1994-95, 1995-96 and 1996-97 (upto 28.10.96). The DPC held in September 1999, recommended only 328 candidates for promotion against 480 vacancies in Civil side and 84 candidates against 140 vacancies in Electrical side. The officers recommended for promotion in the Civil and Electrical were promoted vide two separate office orders dated 3.11.1999. However, the Class-I Officers Association challenged the action of the Department to divert the vacancies from their quota in favour of Class-II AEs for regularizing their adhoc promotions in Central Administrative Tribunal, Principal Bench and High Court. The CPWD Graduate Engineering Association, which represents Class-II AEs, also filed application in Tribunal, Principal Bench for filling the remaining vacancies by regular promotion of AEs in accordance with the 1954, Rules.

The Ministry then finally stated that the vacancies in the grade of EE(Civil) & (Electrical) could not be filled up since 1999, due to pending court cases and interim stay granted by Hon'ble High Court of Delhi. Despite the Department filing a number of Miscellaneous Applications in the High Court and also SLP before Supreme Court against the stay order of the High Court, the stay could not be vacated. The Hon'ble High Court of Delhi vide its order dated 31.3.2006, has allowed the department to make *ad hoc* appointment in the grade of EE (Civil) & (Electrical) against 313 and 118 vacancies in the grade of EE (Civil) & (Electrical), respectively, in accordance with provisions of 1996, Recruitment Rules and subject to the outcome of the writ petitions pending in the High Court. Accordingly, the *ad hoc* appointment of 278 officers to the grade of EE (Civil) & 89 officers to the grade of EE (Electrical) have been made in the months of April and May, 2006.

4.12 During the course of oral evidence held on 4th July, 2006, the Committee pointed out to the Ministry that preference must be given by CPWD to employ adequate number of engineering graduates from Civil as well as Electrical side for the jobs for which the Contracts are awarded by the CPWD. To this, the DG(CPWD) stated as follows:—

“Sir, regarding employment of the engineering graduates I would like to submit that in the construction industry engineers graduates are required for construction, management etc. But if we just insist only for engineering graduates then there will be problems. What we are insisting on is that the contractors must have adequate number of engineering graduates. Not only that, we have recently introduced a system where the penalties for not employing graduates at sites has been substantially increased. So, they are trying to employ a number of engineering graduates for better construction techniques and for better improvement in quality. Employing engineering graduates at site has to be increased substantially and it would result in giving employment also to the engineering graduates. This is a big step we have taken. Though there is a little bit of resentment from the contractors, but they have been asked to go by it.”

Training of Staff

4.13 The CPWD has established training institutes at Delhi, Mumbai, Chennai and other places in the country. The Committee, therefore, asked the Ministry to furnish the number of employees who have received proper training from the CPWD Institutes of Training. In reply, the Ministry informed that the Training Institutes in CPWD are very old and these have been imparting training not only to the fresh recruits in the Department but also carrying out refresher courses for the in-service officers and staff. The present Campus of the Training Institute in Ghaziabad had started functioning from the financial year 1999. From its creation at Ghaziabad till March, 2006, 18000 Engineers and 2200 Workers have been imparted training. CPWD Training Institute has been imparting training to officers of other sister Departments like DDA, State PWD etc. from the year 2005. CPWD Training Institute has also started imparting specialized training in designing of multi hazardous resistant structures and retrofitting of existing structures to make them safe and strong so that they can resist natural hazards. The training Institute at Ghaziabad has been designated as National Resource Institute in this regard.

4.14 Regarding in-service training of professionals of the organization, the Ministry informed that in-service training is an ongoing process. This never ends. Due to advent of new materials and new techniques a person has to be called for training again and again.

4.15 On the question of imparting training to the employees of the organization about the latest state-of-the-Art technologies in building, architectural and other technical aspects; the Ministry stated that, though, every course is intended to upgrade skill and technology, special courses are arranged whenever any major change takes place. When the basic design code IS 456 was revised in 2000, special workshops were arranged at various places like Delhi, Kolkata, Chennai, Mumbai etc. A major upgradation has taken place in Concrete Technology. Now, RMC is gradually finding place in concrete construction. CPWD Training Institute has been arranging courses on this aspect twice a year. When earthquake Code IS 1893 was drastically revised in 2002, special workshops were arranged. Now, when the Government of India laid much emphasis on Disaster Management, CPWD Training Institute is conducting the courses on Hazard resistant Design construction, enforcement of Techno-legal regime and retrofitting. About 150 engineers of various States and UTs have been trained. In 2005-06, about 12 batches are being conducted as requested by Delhi Disaster Management Authority. CPWD Training Institute has arranged training in the State of J&K also after the earthquake.

4.16 The Ministry further stated that in consultations with CIDCC, IGNOU, the CPWD training Institute has started skill upgradations of unskilled workers in Four categories i.e. Mason, carpenter, plumber and electrician. Beldars and Khalasies are trained for the required durations and tested & certified by IGNOU and certificate are awarded to those workers who pass the test done by IGNOU. 600 workers have been

trained and certified during 2005-06 and 240 workers have been trained and certified upto 30.6.06 during this year in Delhi. Similar courses have been proposed to be conducted for the workers at Mumbai and Kolkata also along with Delhi. The Training Institute of CPWD carried out regular training programme on Advance Project Management Technique for CPWD officers. Most of the senior Engineers in the Department have undergone such training module and are well versed with the Project Management techniques.

Process of designating Project Managers by CPWD

4.17 It had been informed to the Committee that there is a proposal in CPWD to designate Project Managers, who will be individually responsible for over all delivery of projects and will be delegated suitably, enhanced powers so that they can achieve the goals of the organization. The Committee, therefore, desired to know the compulsions behind the need to appoint/designate Project Managers by CPWD. To this issue, the Ministry informed that the process of designating Project Managers, for identified projects, was not to create any separate Cadre/Posts in the Department. No Post/Grade of Project Manager is being created in the Department. Officers of the rank of Executive Engineer/Superintending Engineer/Chief Engineer are being designated as Project Managers depending upon the magnitude/complexity of the Project. However, while selecting officers, to be designated as Project Managers, their experience in handling, successfully, various Projects and their aptitude to be able to lead the team is always being taken into consideration.

4.18 The Ministry also stated that it was meant to designate an officer as Project Manager for a project, so that responsibility could be delegated for delivery of the project. It was to ensure the completion of project within the estimated time and cost and as per the desired quality standards. Orders for delegation of enhanced powers to the officers, who will be designated as Project Managers, have already been issued by the Department and implementation in this regard has already started.

4.19 It may also be added that further powers, particularly to engage Consultants for Out Source Works, where required, to expedite processes is required to be made to the officers, who will be designated as 'Project Managers'. A proposal in this regard has also been sent to the Ministry for its consideration.

Ban on recruitments in CPWD

4.20 The Committee note that due to ban in the recruitment of workers since 1985 there has been a continuous decline in the strength of work charged staff of all categories due to retirement etc. in CPWD. To cope up with shortage of staff, the maintenance by available work charged staff, is being supplemented by carrying out works at locations through contracts. Therefore, the CPWD officers have been forced to recruit workers on casual basis after the ban on recruitment in the department.

4.21 The Committee express their deep concern over the fact that a complete ban on recruitments had been imposed by Government including the deployment of daily-rated muster roll/hand-receipt workers w.e.f. 19.11.1985 in CPWD. Besides this, the Government and the Central Advisory Contract Labour Board further imposed a ban on employment of Contract labourers in respect of 15 categories w.e.f. 31.07.2002, which contained the categories of Air Conditioner Mechanic, Air Conditioner Operator, Air Conditioner Khalasi/Helper, Electrician, Wireman, Khalasi (Electrical), Carpenter, Mason, Fitter, Plumber, Helper/Beldar, Mechanic, Sewer-man, Sweeper and Foreman.

4.22 The Committee need hardly emphasize that the aforesaid bans in employing labour force in CPWD including work charged workers and contract labourers has had an adverse impact on the efficiency and working of CPWD. The Committee note that the Employees Union of this Department have approached the courts of law and a number of court cases filed by the grieving employees are still pending before the Courts, thereby, involving the CPWD management in unfruitful works. The Committee are concerned about the damaging effects of these recruitment bans on the efficient functioning of CPWD. The Committee recommend that this matter should be reviewed in-depth in order to restore and maintain the expertise of the CPWD trained personnel in various construction technologies by employing/ promoting the original workers of CPWD rather than resorting to the hired or contract workers in various fields. The Committee, therefore, strongly feel that conscious and concerted efforts have to be made by Government to explore the feasibility of employing and recruitment of adequate number of workforce in CPWD in future. Steps in this regard should be taken urgently.

Ban on Direct Recruitment

4.23 The Committee also note that the Ministry of Finance vide its OM dated 5th August, 1999 had imposed a ban on filling up of the posts in the Direct Recruitment Quota. Untill recently, the Screening Committee vide its communication dated 22nd February, 2006 had also not given permission to fill-up the vacant posts borne on the work-charged establishment of CPWD and it abolished all the 178 vacant posts of work-charged staff of CPWD for the year 2004-2005. The Committee are informed that the work-charged staff of CPWD are regular employees of CPWD in Group 'C' and 'D' and their salaries are charged to the 'Account Head' of maintenance and not the 'Account Head' for salaries of the Government of India. Hence, from the above it may be seen that 178 vacant and regular posts had been abolished in CPWD by Government. The Committee take a serious view of the above facts and stand-by the cause of the aspiring candidates for employment in CPWD. The Committee feel that engineering graduates must get an opportunity to serve in CPWD and help in the growth of this organization and recommend that the process of recruitment should be reviewed to filling various vacant posts.

Abolition of posts in CPWD and Cadre Review for Draftsmen

4.24 The Committee note that the Expenditure Reforms Committee of the Government had examined the working of CPWD and it gave recommendations for rationalization of the working of the department. It recommended abolition of 600 posts out of about 1275 sanctioned posts of 'Draftsmen' in CPWD. In this regard, the Ministry have explained that in view of the changing technologies being used in CPWD in preparation of drawings etc., it was felt that the working of CPWD will not be affected if the number of posts of 'Draftsmen' are reduced. The Committee are, however, not satisfied by the above stated reasoning of the Ministry for reducing the posts of 'Draftsmen'. The Committee are of the firm opinion that the CPWD has well established training institutions and instead of resorting to reduction in posts of 'Draftsmen', it must impart the State-of-the-art/latest technological knowledge and training to these 'Draftsmen', for, utilizing their services fruitfully. The Committee are informed that CPWD has requested the Ministry of Urban Development to reconsider the issue and undertake the 'Cadre Review' of Draftsmen in CPWD which is under examination. The Committee, therefore, recommend that the 'Cadre Review' of Draftsmen must be carried out by a high level internal 'Review Committee' so that the judicious claims of the Draftsmen of CPWD are met by the Government in a time-bound manner. The Committee may be apprised about the latest position in the matter.

Cadre Review for Engineering Staff

4.25 In respect of the 'Cadre Review' of Junior Engineers (JEs)/Assistant Engineers (AEs) and Executive Engineers (EEs), the Committee note that the 'Cadre Review' proposals for different grades in the department for Group 'A' Officers have been framed and are under consideration of the Ministry of Urban Development. The Committee are amazed to note that almost 47% of the posts of Executive Engineers (EEs) have been lying vacant in CPWD. These vacancies have piled-up mainly due to pending litigations before various courts of law. It has been informed that in July 1999, as per the decision of the Ministry of Urban Development, Department of Personnel and Training (DOPT) and UPSC, the backlog of 550 unfilled vacancies in grade of EE (Civil and Electrical) as per Recruitment Rules, 1954 had been diverted from the Quota of Class-I (Direct recruit) Assistant Executive Engineers (Civil and Electrical) to quota of Assistant Engineers (Civil and Electrical). Accordingly, based on DPC, only 412 officers had been recommended for promotion in the Civil and electrical sides on 3rd November, 1999. However, the Class-I Officers Association challenged this action of the Department before the Central Administrative Tribunal (CAT) and in the High Court of Delhi. Hence, the vacancies in EE (Civil and Electrical) could not be filled up since 1999 due to pendency of litigations. Lately, the High Court of Delhi *vide* its order dated 31.3.2006 has allowed the department to make *ad hoc* appointments in EEs grades against 313 vacancies and 118 vacancies in EE (Civil) and EE (Electrical), respectively, under the Recruitment Rules, 1996. Accordingly,

ad hoc appointments of 278 officers in EE (Civil) and 89 Officers in EE (Electrical) have been made in April-May, 2006 by CPWD.

4.26 While the Committee are happy to note that with the intervention of the High Court of Delhi, 278 EE (Civil) and 89 EE (Electrical) have been given *ad hoc* promotion, the Committee feel that this step may resolve only a pint of the ocean of problems being faced by the well-qualified engineers in their carrier progression in the services of CPWD. The Committee recommend that a comprehensive ‘Cadre Review’ must be carried out by the Ministry of Urban Development so as to give assured career progression to the technically qualified and experienced personnel of CPWD.

Assigning of Project Managers by CPWD

4.27 The Committee note that there is a proposal in CPWD to designate ‘Project Managers’ who will be individually responsible for over all delivery of projects to achieve the goals of the organization. CPWD officers of the rank of EE/Superintending Engineers/Chief Engineers would be designated as ‘Project Managers’ for individual projects with enhanced powers to oversee the execution and completion of projects. The Committee also note that there is also a proposal for CPWD to engage consultants by outsourcing. In this regard, the Committee are of the view that the Ministry of Urban Development and CPWD should devise an *insitu* arrangement for designating the ‘Projects Managers’ and ensure that efficient ‘Project Managers’ with sound knowledge of latest technologies in construction works are appointed for the purpose. The Committee also desire that from time to time comprehensive and accurate project appraisals are carried out of all the on-going construction projects of CPWD.

CHAPTER V

MISCELLANEOUS ISSUES

5.1 It has been informed that a 'Review Committee' to monitor the functioning of CPWD had been set up under the Chairmanship of Shri Nitin Gadkari. This 'Review Committee' in its report of November, 2002 recommended for outsourcing of maintenance contracts in consultation with the client departments in cases of medium term works upto 6 to 8 months. This Committee had also deliberated on various factors affecting the working of CPWD with the objective of identifying a workable solution for CPWD, which ensured a win-win situation for both the CPWD as an organization and the client departments of CPWD.

5.2 During the course of oral evidence held on 4th July, 2006 on the issue of outsourcing the works of CPWD, the Secretary (Urban Development) stated before the Committee on Urban Development as follows :—

“Regarding outsourcing, for the last about two years that I have been in this Ministry, one of the major issues that we have been talking about is, although in original works in new buildings the CPWD performance is good, if the client is vigilant and monitors, then it is of a good quality and they are able to produce good buildings which we have seen all over the country. It is only in respect of maintenance that the response is not adequate, timely, prompt and efficient. It has been repeatedly mentioned that there must be supervisory staff, there must be accountability and there must be interaction with Resident Welfare Associations. All these instructions have been given repeatedly. It is only the question of getting them implemented out at the ground level. One of the elements which has been empirically improved and which shows efficiency of a given organisation is the element of competition. It is with this intention that we said that on a pilot basis we will outsource maintenance activity. Later on, it turned out to be the recommendations of the ICRA Consultants report also M/s ICRA consultant was a private entrepreneur to carry out study on working of CPWD. So, we selected a model of about six to seven colonies where we could outsource and let use see how a private partner performs and what is the response of the public. If it is found good, then we could extend and outsource to more areas and it should also instill a sense of confidence. If a private party can maintain better, then surely our officers where maintenance works are held would be able to perform. This is our intention. As I said, in the meantime, the report of the ICRA Management Committee has come and it has been suggested that we should shift into project management mode. Projects should be taken up in that format and

we should stop working like all the inputs coming from different sources and there is a lack of coordination. So, there will be overall change in the entire structure and management of project implementation, teams, etc. and this would need to be very seriously considered.

5.3 He added that :—

“This is not the first time that CPWD is outsourcing maintenance activities. Maintenance activities have been outsourced by CPWD itself in various other stations except Delhi. The results of some of these buildings where they have maintained have been very good and it has had a very good impact on the organization. It is with this intention that on a trial basis, it is being done. However, if it does not work, it will not be replicated, it will not be repeated and will not be continued. But if it works and if it improves the overall quality of maintenance of CPWD’s in-house maintenance activity, it is worth trying. It is only with this intention that this work has been taken up.

5.4 The Ministry in a written note informed that outsourcing of maintenance works in residential colonies had been taken on pilot basis. With the permission of the Ministry, seven colonies in Delhi have been identified for outsourcing the maintenance activities to agencies selected after call of open tenders. In this system, the entire responsibility will continue to rest on the CPWD, however, the actual works including receiving, distributing and attending to complaints will be done by the selected agency. Tenders for some colonies have been received and are being processed while tenders for the remaining will be received shortly. The colonies where this experiment is being carried out are:

- (i) Vithal Bhai Patel House
- (ii) MP Flats at North Avenue
- (iii) Nivedita Kunj, Sector-X, R.K. Puram
- (iv) Sector-III, R.K. Puram
- (v) Aram Bagh Colony
- (vi) Sector-I, Pushp Vihar
- (vii) Chanakyapuri flats

The Ministry also stated that at present the proposal is to have this work carried out on an experimental basis. Further action will depend upon the outcome of this venture.

Out-sourcing of works and Pilot Project in Delhi

5.5 The Committee note that a ‘Review Committee’ headed by Shri Nitin Gadkari and a private consultant namely M/s ICRA consultants appointed to study the working of CPWD, have recommended outsourcing of maintenance operations of CPWD by inviting private players in such works. The Committee are also

informed that maintenance activities have been outsourced by CPWD itself, in various other stations of the country, except, Delhi. For outsourcing of maintenance works in residential colonies on 'Pilot' basis, seven colonies have been presently selected by CPWD. The Ministry have assured the Committee in this regard that in this new system of outsourcing, the entire responsibility will continue to rest with CPWD but the actual works including receiving, distribution and attending to complaints will be done by the selected private agency. During the course of oral evidence, Secretary, Ministry of Urban Development has stated before the Committee that if it (*i.e.* maintenance outsourcing works) improves the quality of maintenance of CPWD then it is worth trying. The Committee, however, strongly feel that outsourcing of maintenance activities by CPWD would not perhaps bring any sea change in the quality of performance in maintenance of the CPWD residential complexes unless and until the CPWD officials are involved at the ground level of these activities to properly supervise the maintenance works. The Committee desire that a close watch must be kept by senior CPWD Engineers upon the aforesaid 'Pilot Project' of outsourced maintenance in seven complexes in Delhi. The Committee would like to be apprised about the outcome of the 'Pilot Project' and the latest developments in this matter within two months of submission of the Report.

The Committee also desire that a comprehensive review or evaluation must be carried out on the effectiveness of the aforesaid 'Pilot Project' with active involvement of the residents and the Residential Welfare Associations (RWAs) of these seven CPWD colonies. The Evaluation Report of the 'Pilot Project' must be submitted to the Committee in a specific time- frame.

Research and Technology Development of CPWD

5.6 On the question of R&D system in CPWD, the Secretary (UD) stated during the evidence held on 4th July, 2006 that there is an Additional DG in charge of R&D.

At this point, the DG(CPWD) added that :

“We have got a Technology Advance Cell in which all the new materials which are introduced in the country are tested, examined on a pilot basis and used. This is the only organization, which does things in a practical manner. We do not just believe in one test or one laboratory result.”

Research & Development in CPWD

5.7 The Committee note with satisfaction that CPWD gives the due attention towards the R&D works and have the 'Technology Advance Cell' for the purpose. The Committee desire that these R&D works are carried out and updated from time to time to fall in line with the State-of-art technologies in architecture/construction and quality standards/certifications of the field.

Delays in execution of works

5.8 There have been a number of complaints received by the Committee pertaining to delays in execution of works. These delays may be due to the time taken in awarding contracts to the 'Registered Contractors' or due to lack of work-force.

In a written note, the Ministry submitted that the main reasons for delay in any project may be due to the following factors :—

- Client not ready with the final requirement about the project. Requiring many changes during execution phase.
- Site of work being encroached upon and not made available by client.
- Delay in preparation of Preliminary Estimates and Preliminary Drawings by CPWD because of shortage of staff/large number of works to be handled and no authority being available for outsourcing.
- Delay in final approval to preliminary drawings and estimates by client departments.
- Non-release of adequate and timely funds by client departments.
- Delay in approval of plans by concerned local bodies.
- \Shortage or non-availability of critical materials like cement, steel etc.
- Shortage of labour because of festivals and other reasons.
- Non-performance or slow performance by executing agency.
- Large scale changes in the original proposal by client department, necessitating closure/modification of contracts.
- Delay in grant of utility connections like water supply, electricity etc.
- Delay in grant of completion certificate by local bodies.

In a recent case reflected in 'Press Trust of India' news report dated 21st March, 2006 it has been reported that an avoidable expenditure of Rs.1.65 crore was incurred by the Central Public Works Department (CPWD) due to inordinate delay in completion of a residential project for government employees in Kolkata. Though, the pile foundation work for a residential complex for Central Government employees was completed in January, 1998; the construction was awarded to the contractor by the CPWD after three years, in January, 2001. As a result of the delay, escalation charges amounting to Rs. 30.20 lakh were paid by CPWD, which could have been avoided if the pre-construction requirements were met, expeditiously. It was also found that CPWD submitted the building plans to the Kolkata Municipal Corporation (KMC) for approval in April, 1996 and the department took six years to comply with the requirements of the civic body, resulting in avoidable additional payment of Rs. 28.68 lakh. Meanwhile, the

Comptroller and Auditor General of India (CAG) also pointed out that slackness in enforcing contractual provisions and completion of work in construction of the Indo-Bangla Border Road in Cooch Behar district of West Bengal by CPWD resulted in extra expenditure of Rs. 18.45 lakh and loss of Rs. 18.85 lakh towards non-recovery of dues.

Delay in execution of works and costs overrun

5.9 The Committee have received a number of complaints about delays in execution of maintenance as well as construction works of CPWD carried out through Contractors. The Ministry have stated that the delays in execution/completion of works/projects are due to delays in preparation of preliminary estimates and preliminary drawings by CPWD; delay in final approval to preliminary drawings and estimates by client departments; non-release of adequate and timely funds by client departments; delay in approval of plans by concerned local bodies; shortage or non-availability of critical materials like cement, steel, labour etc.; non-performance or slow performance by executing agency; large scale changes in the original proposal by client department necessitating closure/modification of contracts; delay in grant of utility connections like water supply electricity etc. and encroachments of site of work and thus not made available to the client. While the Committee note that certain practical difficulties are faced by CPWD in getting the works through their registered Contractors, they express their deep concern over the fact that such delays in execution/completion of projects/works would entail unwanted and avoidable cost over-runs. The Committee, therefore, desire that a high level 'Review Committee' must be constituted by the Government so as to find out the proper via-media to ensure timely and proper execution of works by the Contractors.

Delay in Execution of Projects in West Bengal

5.10 The Committee would like to point out that due to inordinate delays in construction of the CPWD Residential Complex at Kolkata, CPWD incurred an avoidable expenditure of Rs.1.65 crore. Also that the C&AG of India has pointed out slackness in enforcing contractual provisions and completion of works in the Indo-Bangla Border Road in Cooch Behar district of West Bengal. This delay in Indo-Bangla Border Road has resulted in extra expenditure of Rs.18.45 lakh and loss of Rs.18.85 lakh towards non-recovery of dues. The Committee express their deep concern on the aforesaid matter and recommend that proper corrective action must be taken by CPWD's Senior Officials on a regular and timely basis so that such avoidable extra expenditure is not incurred in future in CPWD projects. The Committee may be apprised about the action taken in this direction with two months of presentation of this Report to the House.

Transparency in works and quality control

5.11 CPWD Enlistment Rules provides for checking for the quality of work done by the contractor previously and only if it is found to be satisfactory the enlistment is done or revalidated. This process is examined by a Committee of officers in the organization to ensure transparency and objectivity. Provision of suspension of registration already exists in the Enlistment Rules. All policy decisions in the Department are taken after taking into consideration views expressed by all the ‘Stake Holders’ and the directions of the Government existing on these issues. A proper grievance mechanism is also available in the Department. Inter discipline issues are also deliberated by DG(W) and other senior officers with various service organizations at regular intervals. In this regard, it is mentioned that a negative list is maintained by the Department in which officers who are of doubtful integrity or their performance has been questioned previously are not given charge of projects.

Transparency in works including contractual works

5.12 The Committee note that the CPWD Enlistment Rules provides for checking of quality of works done by the contractors and ensure transparency in the procedure of the contractual works carried out by the CPWD. The Committee are informed that a Committee of officers in the organization keeps a check on the progress of Contractual works from the stage of calling of tenders and it ensures transparency and objectivity. However, the Committee desire that proper regulatory steps should be taken to lay-down clear-cut guidelines to be followed by the registered contractors in order to meet the demands of the users of structures/buildings under CPWD. The Committee also desire that earnest and effective measures must be taken by the department to ensure complete transparency and easy access to information to the users as per the Right to Information Act, 2005. The Committee may be apprised about the steps taken in this direction.

Vigilance of CPWD Officials

5.13 In respect of vigilance of the officers of CPWD, it is informed that a Vigilance Unit exists in CPWD, which is headed by a Chief Engineer (Vigilance) with three Superintending Engineers (Vigilance) for investigation of cases and follow-up action and one Superintending Engineer (Inquiry) to conduct the inquiry proceedings. The three SE’s(Vig) are assisted by ten Executive Engineers (Vigilance) for investigation of cases and three Engineer Officers (Disciplinary) for presenting the departmental cases before the Inquiry Officer, as well as for the follow up action on the Inquiry Officer’s reports. Besides, each Executive Engineer has one Assistance Engineer to assist him. There are also two Sections, each headed by a Section Officer to assist the Vigilance Unit in all secretarial work.

5.14 It has, however, been reported that in a number of cases penalties have been imposed on CPWD Officials by the CVC. The Commission had imposed major

penalty in 2003 on five CPWD officials, initiated enquiries against two officials of CPWD and penalties to two officials of CPWD.

Vigilance of CPWD Officials

5.15 The Committee are informed that a Vigilance Unit exists in CPWD, which is headed by Chief Engineer (Vigilance) and he is assisted by three Superintendent Engineers (Vigilance) for investigation of cases and follow-up action. The Committee take a very serious note of the fact that in spite of an *insitu* arrangement for vigilance by the Vigilance Unit in the Department, the Central Vigilance Commission (CVC) had to intervene and report a number of cases of corruption by CPWD officials by awarding ‘Major Penalties’ to five CPWD officials in 2003, while it initiated enquiry proceedings against few other officers of CPWD. The Committee, therefore, recommend that honest and earnest steps must be taken to strengthen the ‘Vigilance Unit’ of CPWD to ensure complete transparency of works and strict disciplinary action must be taken against the defaulting/corrupt CPWD Officials. The steps taken in this regard may be intimated to the Committee, expeditiously.

Project of CPWD in Tsunami affected Andaman and Nicobar Islands

5.16 The Committee have been informed that the Central Public Works Department (CPWD) will be building around 6500 houses for the people displaced by the Tsunami waves in the Andaman and Nicobar Islands. The ground has been cleared, laborers have reached the area and ships carrying construction material are already on their way to the islands. Around 9500 houses are to be built for the people displaced by the Tsunami waves in the Andaman and Nicobar Islands, of which 6500 will be built by the CPWD and the remaining are to be constructed by NGOs. The houses to be built by CPWD will have a steel frame and doors and windows will be made of bamboo.

5.17 The Committee have also been informed that the Tsunami re-construction programme in the Andaman & Nicobar Islands is valued at approx. Rs. 750 crore.

Re-habilitation works for Tsunami affected areas

5.18 The Committee note that CPWD has taken-up building around 6500 permanent houses for the people displaced by Tsunami in the Andaman & Nicobar Islands. Since sizable time has already lapsed in execution of this project, the Committee expects that proper concerted efforts be made by CPWD to complete this construction project in time and within the estimated Project cost. The Committee may be apprised about the latest position in the matter.

Commonwealth Games Project

5.19 The Committee have been informed that for the Commonwealth Games 2010, this construction project would be executed by the CPWD at approx. Rs. 1500

crore cost alongwith involvement of other agencies like Delhi Development Authority (DDA) and certain private players.

5.20 During the course of oral evidence of the Ministry held on 4th July, 2006, the DG (CPWD) stated that:—

“We are working in the structures like the Commonwealth Games Village. The latest structures are there.”

Timely completion of the Commonwealth Games Village

5.21 The Committee note that the Commonwealth Games 2010 is to be hosted at New Delhi and the construction work of the Commonwealth Games Village at Akshardham in East Delhi by CPWD is yet to commence. The Committee strongly recommend that timely steps should be taken by Government in order to ensure timely completion of the Project with high quality construction within the estimated cost of Rs.1500 crore. The Committee may be apprised about the progress of the above works within two months of presentation of this Report to the House.

Few important points to be followed by CPWD

5.22 While congratulating the CPWD over completion of its 150 years of existence, hon'ble President of India at his address on 19.07.2004 had declared that the focus of this organization should be towards the following:—

1. Building design, which uses maximum solar energy and reduces the energy consumption per square meter by half compared to the present practice.
2. Water harvesting, water recycling and water management scheme in all buildings to reduce the fresh water consumption by at least 50% within five years.
3. Buildings in Zone IV of the earthquake prone area conforming to a cost effective and adoptable standard for earthquake prone building including protection mechanism and appliances to avoid fire hazards. In this connection, design of buildings in earthquake regions of Tokyo, California, Kutch, Uttaranchal and Latur could be one of the inputs.
4. Constructed buildings are to be water-proof free for at least ten years without any maintenance, this should be taken as a challenge.
5. Requirement of all services such as civil, electrical, water, drainage, gas, and communication are planned and integrated in the conceptual stage itself, thereby needing no rework after building construction.
6. All buildings to be made friendly for disabled persons through special provisions.

7. Maximum use to be made of green building materials such as recycled fly-ash bricks, and equipment and green building concepts.
8. Department to seek ISO certification and also promote engagement of contractors who are ISO certified for enriching the quality of future buildings through Total Quality Management.
9. Conduct a yearly seminar in partnership with industry, educational institutions, scientific institutions and users for deriving state-of-the-art knowledge for incorporation in future assets and cost effective modernization of existing assets.
10. CPWD may evolve a management structure for its vast organization across the country through the implementation of networked e-governance solutions to promote higher level of transparency in multiple transactions.

Certain important points to be followed by CPWD in carrying out its works

5.23 The Committee note that on the occasion of completion of 150 years of CPWD, Hon'ble President of India mentioned certain important points to be followed by the CPWD in its works which are *inter-alia* mentioned in para 5.22 *ante*. The Committee are confident that the said points are duly noted by CPWD for follow-up action and they would like to know about the steps taken in this regard.

NEW DELHI;

12 October, 2006

20 Kartika, 1928 (Saka)

MOHD. SALIM

Chairman,

Standing Committee on Urban Development.

APPENDIX I

(See para 1.18 of the Report)

- New wing for National Gallery of Modern Art, Jaipur House, New Delhi (50 crore)
- Office building for SEBI, Mumbai (50 crore)
- Office building for Income Tax, Department Hyderabad (28.05 crore)
- Construction of various buildings for IIT Roorkee
- Construction of various buildings for IIT Delhi
- Inland Waterways Terminal, Guwahati, Patna , Kerala
- Staff quarters for Income Tax, Hyderabad (12.54 crore)
- National Institute for Sidhha, Chennai (20.00 crore)
- Construction of Sardar Swaran Singh National Institute of Renewable Energy, Kapurthala- Rs. 21.53 crores
- GPOA, Cochin (19.80 crore)
- GPRA, Bangalore (15.85 crore)
- Renovation of NGMA, Bangalore (7.78 crore)
- Construction of Navodaya Vidyalyas in various States (300 completed 200 in hand)
- Construction of Kendrya Vidyalyas in various States
- Office building for UPSC, New Delhi (20 crore)
- Trauma Centre at RML Hospital- 12 crore
- V M Medical College at S.J. Hospital – 60 crore.
- GPOA at CBD Shahadra- 22 crore
- Development of tourism circuit at Bodh Gaya – 20 crore
- Office building for Cabinet Secretariat, New Delhi-93 crore
- Construction of accommodation for, officers of Southern Naval Command at Cochin (76.74 crore)

- Super Specialty hospital for ESIC at Kollam, Kerala
- Office for Regional Labour Commissioner, Kanpur
- National Academy for Customs & Central Excise, Faridabad
- Construction of various buildings for Assam University at Silchar , Assam
- Construction of Mizoram University , Aizwal
- Office for Anthropological Survey of India , Udaipur , Rajasthan
- Auditorium and Museum for Uday Shankar Academy for Dance & Music, Almora

New Schemes

- Redevelopment of
- LBZ area, New Delhi
- Netaji Nagar, New Delhi
- Dev Nagar, New Delhi
- Aliganj , New Delhi
- Minto Road , New Delhi
- Lodhi Estate
- Construction of office accommodation at INA, New Delhi
- CGO at Pushpa Bhawan Phase-II, New Delhi
- GPRA Vasant Vihar, New Delhi
- Construction of Videsh Bhawan for MEA, New Delhi
- Renovation of Constitution Club
- RTI for Income Tax Department, Bangalore

APPENDIX II

DETAILS OF DIFFERENT TYPES AND NO. OF GENERAL POOL RESIDENTIAL ACCOMMODATION (GPRA) MAINTAINED BY CPWD

Sl. No.	STATION	Type Of General Pool Residential Accommodation																
		S/ Qrs.	T-I	T-II	T-III	T-IV	T-IV-Spl.	T-V	D-I	D-II	T-VI	C-I	C-II	T-VII	T-VIII	HOSTEL		Total
																S/S	D/S	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	DELHI	1488	18205	25818	13287	5526	834	982	677	1051	261	124	315	137	113	1118	35	68483
	OUT SIDE DELHI																	
	Southern Region																	
1.	Chennai		450	944	659	379		122			20					50	30	2654
2.	Bangalore		380	480	314	154		46			4					51	33	1462
3.	Mysore		32	40	40	16		8			0					6	6	148
4.	Trivandrum		16	16	134	54		12										232
5.	Cochin		32	116	68	24		4								19	20	283
6.	Hyderabad		184	416	224	32		36								32		924
	Western Region																	
7.	Indore		108	140	116	26		8										398
8.	Bhopal		29	51	58	14		8										160
9.	Mumbai		2652	3491	1119	334	28	206			90					53	149	8122
10.	Navi Mumbai		150	300	400	112		55										1017
11.	Nagpur		255	946	439	172		102			6					8		1928
	Eastern Region I/c North East																	
12.	Kolkata		1448	2885	1734	268		267			83					154	48	6887
13.	Agartala		48	46	54	12		4										164
14.	Imphal		16	28	24	4												72

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
15.	Kohima		8	16	40													64	
16.	Shilong		22	34	24	8		2										90	
17.	Guwahati		24	24	72	24												144	
	Northern Region																		
18.	Chandigarh		690	1104	560	112		36			2							2504	
19.	Shimla		346	366	323	93		25			5							1158	
20.	Srinagar		30	114	84	16												244	
21.	Ghaziabad		176	480	132	24		8										820	
22.	Faridabad		482	832	328	140		52			15							1849	
23.	Agra		16	32	60	8												116	
24.	Allahabad		108	414	270	42		10			2							846	
25.	Deheradun		10	2	8	2												22	
26.	Kanpur		354	406	174	64		31										1029	
27.	Lucknow		272	474	225	90		32									20	24	1137
28.	Varanasi		24	60	102	12													198
29.	Jaipur		92	130	224	70		24			6								546
30.	Jodhpur		4	0	6	4													14
31.	Jaisalmer		0	4															4
32.	Bikaner		6	6	8	1													21
	Total (Out side Delhi)	0	8464	14397	8023	2311	28	1098	0	0	233	0	0	0	0	393	310	35257	
	Grand Total		26669	40215	21310	7837	862	2080	677	1051	494	124	315	137	113	1511	345	103740	

APPENDIX III

NIRMAN MAHANIDESHALAYA KENDRIYA LOK NIRMAN VIBHAG

No. 38/11/84-BOX

New Delhi: the 19.11.85

Subject :— Ban on creation of posts—guidelines for processing of cases—regularisation of Muster Roll Workers regarding.

In modification of this office memo of even number dated 22.12.84, this is to state that the Ministry of Finance (Department of Expenditure) have since agreed that the vacancies on the workcharged establishment of CPWD falling to the direct recruitment route which had come under ban due to their remaining unfilled and other vacancies existing, as on date, may be filled up by regularisation of eligible muster roll workers after proper screening. Instructions issued for regularisation of Muster Roll Workers as now in force will apply.

For future, it has been decided that there should be an absolute ban on recruitment on Muster roll.

Sd/-

(S.S. Mehra)

Dy. Director of Admn.II.

To

1. All Chief Engineers/Superintending Engineers/Executive Engineers in C.P.W.D.
2. Director of Horticulture/Dy. Directors of Horticulture.
3. Sr. Labour Officers/Labour Officers.

Copy to :—

All the Unions recognised to represent W.C. staff.

Sd/-

(S.S. Mehra)

Dy. Director of Admn. II

APPENDIX IV

No. 7(3)/B(Coord)/ 99

Government of India

Ministry of Finance

Department of Expenditure

New Delhi: 5th August, 1999

Office Memorandum

Subject : Guidelines on Expenditure Management—Fiscal prudence and austerity.

In continuation of this Department's O.M. No. 19(1)-E.II(A)/98 dt. 20th August, 1998 and 10th February, 1999 on the subject cited above, it has been decided to implement the following additional austerity measures with immediate effect:—

(1) Ban on creation of Plan and Non-Plan posts

The existing ban on creation of Non-Plan posts will continue and should be strictly enforced. Any unavoidable proposals for the creation of plan posts including Groups 'B', 'C' and 'D' posts shall continue to be referred to the Ministry of Finance (Department of Expenditure) for approval.

(2) Ban on filling up of vacant posts

Every Ministry/Department shall undertake a review of all the posts which are lying vacant in the Ministry/Department and in the Attached and Subordinate Offices, etc., in consultation with the Ministry of Finance (Dept. of Expenditure). FAs will ensure that the review is completed in a time bound manner and full details of vacant posts in their respective Ministries etc., are available. Till the review is completed no vacant posts shall be filled up except with the approval of the Ministry of Finance (Department of Expenditure).

(3) 10% cut in posts

Those Ministries/Departments which have not fully implemented Government's decision to achieve 10% reduction in the number of posts (as on 1.1.92) shall implement the said decision immediately.

(4) Purchase of new vehicles

Purchase of new vehicles is banned until further orders. Exceptions will be allowed only for meeting the operational requirements of Defence, Central Para Military Forces, etc.

(5) 10% mandatory cut on Non-Plan, non-salary expenditure

Every Ministry/Department shall make a 10% mandatory cut during the current year (1999-2000) on Non-Plan, non-salary expenditure, *i.e.*, on TA, Office Expenses, POL, OTA, Honorarium, etc. No re-appropriation of funds to augment. These heads of expenditure would be allowed during the current financial year. Austerity must be reflected in functions organised by the Govt. of India (Meetings, conferences, etc.) and in furnishing of office/offices at residences. The expenditure limit prescribed for these purposes shall be strictly enforced.

(6) Foreign Travel

Foreign travel funded by the Govt. of India, unless it is absolutely unavoidable, shall not be undertaken till the end of the current financial year.

(7) New expenditure proposals

No new expenditure proposals will be entertained during the current financial year except those announced in the budget.

(8) Expenditure on existing schemes/programmes

Any unavoidable increase in expenditure on existing schemes/projects shall be met out of savings; no additional funds will be provided for this purpose. Proposals for inter State transfer of funds in respect of schemes covering all the States will not normally be entertained.

2. All existing instructions on austerity/economy in expenditure issued by the Ministry of Finance (Department of Expenditure) from time to time shall be strictly enforced.

3. Secretaries to the Govt. of India and Financial Advisers are requested to ensure strict compliance of the above instructions.

Sd/-

(C.M. Vasudev)

Secretary of the Govt. of India

To,

All Secretaries to the Govt. of India (By name)

All Heads of Public Sector Enterprises

All FAs (By name)

All Chief Secretaries of State Governments with the request that they may consider issuing similar instructions in respect of their State Governments.

APPENDIX V

COMMITTEE ON URBAN DEVELOPMENT (2005-2006)

MINUTES OF THE SECOND SITTING OF THE COMMITTEE HELD ON TUESDAY, 13TH SEPTEMBER, 2005

The Committee sat from 1500 hrs. to 1700 hrs. in Committee Room 'D' Parliament House Annexe, New Delhi.

PRESENT

Shri Mohd. Salim — *Chairman*

MEMBERS

Lok Sabha

2. Shri Surendra Prakash Goyal
3. Shri Amitava Nandy
4. Shri Mahendra Prasad Nishad
5. Shri Sudhangshu Seal
6. Shri Ravi Prakash Verma
7. Shri Suresh Ganpatrao Wagmare
8. Shri Sugrib Singh
9. Shri K. Subbarayan

Rajya Sabha

10. Shri Varinder Singh Bajwa
11. Shri Laxminarayan Sharma
12. Shri Prasanta Chatterjee
13. Shri Jayantilal Barot

SECRETARIAT

1. Shri S. Bal Shekar — *Joint Secretary*
2. Shri K. Chakraborty — *Director*
3. Smt. Neera Singh — *Under Secretary*
4. Shri A.K. Srivastava — *Assistant Director*

WITNESSES

(i) Ministry of Urban Development

1. Shri B.S. Lalli, Addl. Secretary
2. Shri P.K. Pradhan, Jt. Secretary
3. Shri R.K. Chaturvedi, Director

(ii) Central Public Works Department(CPWD)

1. Shri B. Majumdar, Director General (W)
2. Shri A. Chakrabarti, Addl. Director General
3. Shri K. Srinivasan, Addl. Director General
4. Shri L.P. Srivastava, Chief Engineer
5. Shri Ananthanarayan, Chief Engineer
6. Shri V.K. Sharma, Director (S&D)
7. Shri Vijay Dev, Director of Estates

2. At the outset, the Chairman welcomed the members and the representatives of the Ministry of Urban Development and CPWD. The Chairman then briefed the Committee about the work done by the erstwhile Committee on the subject, 'CPWD' in the past. Additional Secretary (UD) and Director General (Works), CPWD thereafter gave a brief presentation convening the role of CPWD and the recent projects undertaken by them.

3. The Chairman and members of the Committee then raised certain queries which were duly replied to by the Officers of the Ministry of Urban Development and CPWD respectively.

4. The Committee then decided to undertake local visits to CPWD offices/ projects and residential areas in and around Delhi periodically to gain first hand knowledge about their work. It was proposed that the first visit should be undertaken on 21st September 2005.

5. A verbatim record of the proceedings has been kept.

The Committee then adjourned.

APPENDIX VI

COMMITTEE ON URBAN DEVELOPMENT (2005-2006)

MINUTES OF THE THIRTEENTH SITTING OF THE COMMITTEE HELD ON TUESDAY THE 4TH JULY, 2006

The Committee sat from 1100 hrs. to 1330 hrs. in Committee Room 'C' Parliament House Annexe, New Delhi.

PRESENT

Shri Mohd. Salim — *Chairman*

MEMBERS

Lok Sabha

2. Shri Pushp Jain
3. Shri Surendra Prakash Goyal
4. Shri Devidas Anandrao Pingale
5. Shri D. Vittal Rao
6. Shri Sajjan Kumar
7. Shri Sudhangshu Seal
8. Shri K. Subbarayan
9. Shri Sugrib Singh
10. Shri Ravi Prakash Verma
11. Shri Suresh Ganpatrao Wagmare

Rajya Sabha

12. Shri Varinder Singh Bajwa
13. Shri B.K. Hariprasad
14. Shri Nandi Yellaiah
15. Shri Jayantilal Barot
16. Shri Prasanta Chatterjee
17. Shri Mukul Roy

SECRETARIAT

- | | | |
|-------------------------|---|---------------------------|
| 1. Shri K. Chakraborty | — | <i>Director</i> |
| 2. Smt. Neera Singh | — | <i>Under Secretary</i> |
| 4. Shri A.K. Srivastava | — | <i>Assistant Director</i> |

WITNESSES

1. Shri Anil Baijal, Secretary, (UD)
2. Shri A. Chakrabarti, DG, CPWD
3. Shri O.P. Aggarwal, OSD (MRTS)
4. Shri Ananth Ram, ADG (S&P), CPWD
5. Shri L.P. Srivastava, CE (NDZ-I), CPWD
6. Shri D.S. Sachdev, CE (NDZ-II), CPWD

2. At the outset, the Chairman welcomed the members to the sitting of the Committee and briefed them about the status of the examination of the subject 'Central Public Works Department'

[The representatives of the Ministry of Urban Development and CPWD were thereafter called in]

3. The Chairman then welcomed the representatives of Ministry of Urban Development and CPWD. He also drew the attention of the representatives to the Direction 55(1) of the Directions by the Speaker.

4. The Committee, thereafter, took oral evidence of the representatives of Ministry of Urban Development on the subject "Central Public Works Department (CPWD)". The members of the Committee then raised some queries which were duly replied by the Secretary, Ministry of Urban Development and the representatives of Central Public Works Department.

3. The Committee also decided to hold the next sitting on 18th July, 2006.

The Committee then adjourned.

APPENDIX VII

COMMITTEE ON URBAN DEVELOPMENT (2006-2007)

MINUTES OF THE SECOND SITTING OF THE COMMITTEE HELD ON WEDNESDAY THE 4TH OCTOBER, 2006

The Committee sat from 1500 hrs. to 1615 hrs. in Committee Room 'C' Parliament House Annexe, New Delhi.

PRESENT

Shri Mohd. Salim — *Chairman*

MEMBERS

Lok Sabha

2. Shri Sharanjit Singh Dhillon
3. Shri Surendra Prakash Goyal
4. Shri Anant Gudhe
5. Shri Pushp Jain
6. Shri Sajjan Kumar
7. Shri A.K. Moorthy
8. Shri D. Vittal Rao
9. Shri Sudhangshu Seal
10. Kunwar Sarv Raj Singh
11. Kunwar Devendra Singh Yadav

Rajya Sabha

12. Shri Nandi Yellaiah
13. Smt. Syeda Anwara Taimur
14. Shri B.K. Hariprasad
15. Shri Surendra Moti Lal Patel
16. Shri Krishan Lal Balmiki
17. Shri Penumalli Madhu
18. Shri Urkhao Gwra Brahma
19. Shri Varinder Singh Bajwa
20. Shri Manohar Joshi

SECRETARIAT

- | | | |
|-----------------------|---|-------------------------|
| 1. Shri S. Bal Shekar | — | <i>Joint Secretary</i> |
| 2. Shri R.K. Sexana | — | <i>Deputy Secretary</i> |
| 3. Smt. Neera Singh | — | <i>Under Secretary</i> |

2. At the outset, the Chairman welcomed the members to the sitting of the Committee. The Committee took up for consideration the draft report of the Committee on the subject 'Central Public Works Department (CPWD)' of the Ministry of Urban Development. The Committee then adopted the draft Report with slight modifications.

3. The Committee then authorized the Chairman to finalise the Reports.

4. As the Committee have completed their Report and the House is not in session, the Committee also authorized the Chairman to present the report to the Speaker under direction 71A (1) of Directions by the Speaker Lok Sabha.

The Committee then adjourned.