

**FUNCTIONING OF LAND AND
DEVELOPMENT OFFICE**

[Action Taken by the Government on the Observations/Recommendations of the
Committee contained in their Fifty-ninth Report (15th Lok Sabha)]

MINISTRY OF URBAN DEVELOPMENT

**PUBLIC ACCOUNTS COMMITTEE
2012-2013**

SEVENTY-EIGHTH REPORT

FIFTEENTH LOK SABHA



**LOK SABHA SECRETARIAT
NEW DELHI**

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PUBLIC ACCOUNTS COMMITTEE
(2012-13)

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OFFICE

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MINISTRY OF URBAN DEVELOPMENT

Presented to Lok Sabha on 21 March, 2013

Laid in Rajya Sabha on 21 March, 2013



LOK SABHA SECRETARIAT
NEW DELHI

March, 2013 / Phalguna, 1934 (Saka)

PAC No. 2005

Price : ₹ 155.00

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Published under Rule 382 of the Rules of Procedure and Conduct of Business in
Lok Sabha (Fourteenth Edition) and Printed by the General Manager, Government of
India Press, Minto Road, New Delhi-110 002.

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COMPOSITION OF THE PUBLIC ACCOUNTS COMMITTEE
(2012-13)

Dr. Murlī Manohar Joshi — *Chairman*

MEMBERS

Lok Sabha

2. Shri Anandrao Vithoba Adsul
3. Dr. Baliram
4. Shri Sandeep Dikshit
5. Dr. M. Thambidurai
6. Shri T.K.S. Elangovan
7. Shri Anant Kumar Hegde
8. Shri Bhartruhari Mahtab
9. Shri Sanjay Nirupam
10. Shri Shripad Yesso Naik
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12. Shri Ashok Tanwar
- †13. Shri Takam Sanjoy
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15. Shri Dharmendra Yadav

Rajya Sabha

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18. Shri Satish Chandra Misra
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21. Shri N.K. Singh
22. Prof. Saif-ud-Din Soz

SECRETARIAT

- | | | |
|------------------------|---|-------------------------|
| 1. Shri Devender Singh | — | <i>Joint Secretary</i> |
| 2. Shri D.R. Mohanty | — | <i>Deputy Secretary</i> |

*Elected *w.e.f.* 6th December, 2012 *vice* Shri Sarvey Sathyanarayana appointed as Minister on 28th October, 2012.

†Elected *w.e.f.* 6th December, 2012 *vice* Dr. Shashi Tharoor appointed as Minister on 28th October, 2012.

INTRODUCTION

I, the Chairman, Public Accounts Committee (2012-13), having been authorised by the Committee, do present this Seventy-eighth Report (Fifteenth Lok Sabha) on Action Taken by the Government on the Observations/Recommendations of the Committee contained in their Fifty-ninth Report (Fifteenth Lok Sabha) on "Functioning of Land and Development Office" relating to the Ministry of Urban Development.

2. The Fifty-ninth Report was presented to Lok Sabha/laid in Rajya Sabha on 27th April, 2012. Replies of the Government to the Observations/Recommendations contained in the Report were received on 22nd February, 2013. The Public Accounts Committee considered and adopted the Seventy-eighth Report at their sitting held on 19th March, 2013. Minutes of the sitting are given at Appendix I.

3. For facility of reference and convenience, the Observations and Recommendations of the Committee have been printed in thick type in the body of the Report.

4. The Committee place on record their appreciation of the assistance rendered to them in the matter by the Office of the Comptroller and Auditor General of India.

5. An analysis of the action taken by the Government on the Observations/Recommendations contained in the Fifty-ninth Report (Fifteenth Lok Sabha) is given at Appendix II.

NEW DELHI;
19th March, 2013

28 Phalguna, 1934 (Saka)

DR. MURLI MANOHAR JOSHI
Chairman,
Public Accounts Committee.

CHAPTER I

REPORT

This Report of the Public Accounts Committee deals with Action Taken by the Government on the Observations/Recommendations of the Committee contained in their Fifty-ninth Report (Fifteenth Lok Sabha) on '**Functioning of Land and Development Office**' based on C&AG Report No. 6 of 2009-10 relating to the Ministry of Urban Development.

2. The Fifty-ninth Report (Fifteenth Lok Sabha) was presented to Lok Sabha/laid in Rajya Sabha on 27th April, 2012. It contained Twenty-six Observations/Recommendations. Action Taken Notes have been received from the Ministry of Urban Development in respect of all the Observations/Recommendations and are broadly categorized as follows:

- (i) Observations/Recommendations which have been accepted by the Government:

Recommendation Paragraph Nos. 1—4, 6—10, 12 & 17—25

Total: 19

Chapter II

- (ii) Observations/Recommendations which the Committee do not desire to pursue in view of the replies received from the Government:

Recommendation Paragraph No. Nil

Total: Nil

Chapter III

- (iii) Observations/Recommendations in respect of which replies of the Government have not been accepted by the Committee and which required reiteration:

Recommendation Paragraph Nos. 5, 11, 13 & 16

Total: 04

Chapter IV

- (iv) Observations/Recommendations in respect of which the Government have furnished interim replies:

Recommendation Paragraph Nos. 14, 15 & 26

Total: 03

Chapter V

3. The Fifty-ninth Report (Fifteenth Lok Sabha) on '**Functioning of Land and Development Office**' was based on **the C&AG Report No. 6 of 2009-10**. The detailed examination of the subject by the Committee had revealed certain disquieting aspects in the functioning of the Land and Development Office (L&DO) which *inter-alia* included scant regard to the earlier Audit findings and failure to take necessary corrective measures pursuant to the PAC's earlier recommendations; inefficient disposal of lease applications; irregular inspection of the leased properties, inadequate documentation, deficient upkeep and updation of records; ineffective implementation of the computerization process; inadequate scanning of market records; improper land allotment and management; irregular revision/non-revision of Ground Rent; breaches of lease conditions by Hotels, Hospitals, Schools and Petrol Pumps; large scale encroachment of Government land and lack of coordination among various Government Departments to recover the Government dues etc. The Committee had accordingly given their Observations/Recommendations in the Fifty-ninth Report.

4. The Action Taken Notes furnished by the Ministry of Urban Development to each of the Observation/Recommendation of the Committee contained in their Fifty-ninth Report have been reproduced in the relevant Chapters of this Report. **The Committee will now deal with action taken by the Government on some of their Observations/Recommendations which either need reiteration or merit comments.**

I. Authenticity of the Figures of the Leased Properties and Computerisation of Land Records

Recommendation (Para Nos. 4 & 10)

5. In their Fifty-ninth Report the Committee had observed that there were 49,523 residential, 22 commercial, 9 industrial, 156 institutional and 311 residential-cum-commercial leases in 103 different locations in Delhi. But the authenticity of these figures was highly doubtful in view of the Ministry's own admission that it might not be possible to show the definite number of leases as the records were inherited from other sources, *i.e.* the Notified Area Committee for the Nazul properties and the Ministry of Home Affairs for the rehabilitation properties, at various points of time. The Committee opined that it was beyond comprehension that an organization which was entrusted with the responsibility of the overall lease administration, including substitution of title, mutation of title etc. of prime Government properties in Delhi, is not sure of the exact number of the leased properties in various categories on the plea that records were inherited from other sources. Observing that the L&DO on its own had not made any tangible efforts to make proper survey or inspection of the leased properties, rather it sat pretty on the records it inherited instead of verifying/cross-checking them to arrive at an authentic figure, the Committee exhorted the Ministry/L&DO to make urgent and time-bound efforts in this regard and apprise the Committee about the correct figures of the leased properties in various categories within three months of the presentation of their Report.

6. The Ministry, in their Action Taken Note, have stated as under:

Nazul Land

"Methodology has been introduced to ascertain the exact inventory of properties held by L&DO, with the task of creating new data bank in respect of Nazul land. As a result thereof, it is seen that L&DO is holding Nazul land properties as per table given below:—

Total No. of properties	No. of input completed	No. of Freehold out of total No. of properties	No. of Remaining inputs	No. of Files sent to National Archieves	Total No. of Files not available
3373	2404	901	68	17	51

Rehabilitation Properties

The data input in respect of rehabilitation properties has also started. In spite of the huge volume of work involved, attempts are being made to complete this task by 31/12/12. The total number of residential properties is 49523 out of which 26246 have been converted into freehold.

Total No. of properties	No. of Freehold out of total No. of properties	No. of Remaining inputs	No. of input completed
49523	26246	23277	6302"

7. Subsequent to the Audit's vetting comments to the above reply, the Ministry further stated as follows:

"With concerted effort 5 (five) files have been traced and data input is carried out. Efforts are on to locate the remaining files (46) and the data will be accordingly updated. The data input in respect of 11089 rehabilitation properties has also been completed.

These figures are being reflected in the e-dharti module (copy enclosed)."

8. The Committee note that pursuant to their Recommendations, the Ministry/L&DO have started making surveys/inspections and verifying/cross-checking the records inherited to arrive at an authentic figure of all the leased properties. But the Committee find that the position is still far from satisfactory. For example, 46 files pertaining to the Nazul properties are yet to be traced and 68 inputs still to be completed. Similarly, for Rehabilitation properties, as many as 12,188 inputs are still pending completion. The Committee, therefore, impress upon the Ministry/L&DO to intensify the measures initiated and make more vigorous and concerted efforts to locate the missing files and complete the data input of all the leased properties in a definite time line so that the entrusted responsibility of the overall lease administration including substitution and mutation

of title of prime Government properties in Delhi is carried out in a smooth and seamless manner.

II. Denial of Records and Documents to Audit

Recommendation (Para No. 5)

9. In their earlier Report, the Committee had deplored that the Audit was not made available the records of conversion of the leased properties. Though the Ministry had been apologetic and claimed that the records could not be made available due to overload of work, the Committee had rejected such an excuse as denial of records and documents and non-cooperation with Audit could only fuel public suspicion. The Committee desired to know the level at which the decision was taken in the Ministry of Urban Development /L&DO not to furnish the records to the Audit. The Committee further desired to be concurrently informed of the organizations who delayed or refused to furnish informations/records to the Audit irrespective of the plea invoked.

10. In their Action Taken Note, the Ministry have submitted as under:

"Efforts were made by this office to furnish records which were sought by audit team. However, there might have been instances where on account of the problem of shortage of staff, which was further aggravated by the existing staff having to attend the court cases, when some records could not be produced before the audit. It has also been informally ascertained that audit team sought the Squatter Register, Damages Register, Inspection Register. At that time these registers were not being maintained upto date. These are now maintained and continuously updated in the computerised format. Further this office is ready to produce any document before the audit, if they so desire."

11. Pursuant to the vetting comments of the Audit, the Ministry further submitted as below:

"As informed earlier, the details of receipt of application, age of pendency of application, reasons for delay and rejection have now been incorporated in the LMIS. There has been further progress of computerizing the land management and MIS. It is reiterated that there was no deliberate attempt or decision at any level not to supply the records."

12. The Committee take due cognizance of the reply of the Ministry that there was no deliberate attempt or decision at any level not to supply the records to Audit. The contention that some records could not be furnished to the Audit on the plea of shortage of staff, overload of work and non-maintenance of Registers is not acceptable to the Committee. They wish to caution the Ministry that denial of records, documents and information to the Audit, regardless of the ground of inability to furnish the documents or information sought, brings avoidable mistrust and the inference that there is something awry with the functioning of the Department. The Committee, therefore, desire to have a firm commitment from the Ministry that under no circumstance, should the Audit be denied access to any records/informations in future.

III. Contractual Breach on the Part of NIC

Recommendation (Para No. 11)

13. In their Fifty-ninth Report, the Committee had deplored that the NIC failed to scan the layout plans and documents relating to the markets transferred by the L&DO to the NDMC/MCD by the stipulated target of 2006. The Committee desired that besides withholding certain percentage of payable amount, the Ministry of Urban Development should take up the matter with the Department of Information Technology so that contractual breach on the part of the NIC was brought to the notice of the Departmental Head and the NIC be warned to be careful and meticulous enough to fulfil the contractual obligations. The Committee further recommended that the uploads be regularly updated and monitored to ensure authenticity and ease of reference in public domain.

14. The Ministry in their Action Taken Note have stated as under:—

"All layout plans, totalling 2026 have been scanned and are used for reference purposes, as and when required. All 7165 files relating to 107 markets, transferred *vide* Gazette notification No. 288 dated 27.3.2006 to the Local Bodies *i.e.* NDMC/MCD have been scanned and there is no pendency. A decision in respect of uploading the information relating to layout plan, will be taken after due diligence and consideration of all parameters.

The markets have been transferred to NDMC/MCD. Therefore, they will be requested to provide the updated information to the concerned lessees."

15. After obtaining Audit's vetting comments on the above reply, the Ministry have further stated as under:—

"As regards the records made available to the Audit, it is submitted that out of the shops administered by the L&DO, handing over/taking over records of 36 markets to Urban Local Bodies were shown to Audit. Decision for uploading the layout plan has also been taken."

16. The Committee are not satisfied with the reply of the Ministry as their concerns have not been appropriately attended to. What the Committee tried to emphasise in their earlier Report was that as NIC could not fulfil the contractual obligations in properly scanning the layout plans and documents relating to the markets transferred to the NDMC/MCD by the stipulated target of 2006, the Ministry of Urban Development should take up the matter with the Department of Information Technology for failure of the NIC to discharge its contractual obligations and to be careful and responsible enough. Surprisingly, the Ministry of Urban Development have remained silent on the issue. Deprecating such an unwarranted response, the Committee exhort the MoUD to urgently take up the matter with the DoT so that NIC's inability to fulfil Contractual Obligations is brought to the notice of the Departmental Head and necessary corrective action taken. The Committee also desire that now that a decision for uploading the layout plan has been taken, immediate requisite steps be taken to regularly update and monitor the uploads so that authentic information is available for reference in public domain.

IV. Strict Adherence to the Revised Guidelines for Allotment of Land for every purpose

Recommendation (Para No. 13)

17. In their earlier Report, the Committee had noted that a one man Committee of Inquiry (the Yogesh Chandra Committee), constituted by the Ministry of Urban Development in September 2004 to examine cases of allotment of land by the L&DO between 1998-99 and September 2004 to various institutions, found that in 32 cases, out of the 100 cases examined by it, allotments were made to religious, educational, socio-cultural and political institutions without due regard to the stipulated procedures. Pursuant to the observations of the Yogesh Chandra Committee, the Ministry sprung to action and cancelled 29 allotments. However, the then Urban Development Minister refrained cancellation of two allotments while in one case the final decision was yet to be taken. The Committee also noted that subsequent to the recommendations of the Yogesh Chandra Committee, the Ministry had constituted a Land Allotment Screening Committee and revised the Guidelines for the purpose of receipt and screening all the applications for allotment of Government land for any purpose. The Ministry had assured the Committee that they were strictly following the Guidelines prescribed by the Yogesh Chandra Committee in all subsequent allotments. Reposing trust that the Ministry/L&DO would continue strict adherence to the revised Guidelines for allotment of land for every purpose so that no fingers were raised against the motives nor any occasion arose for cancellation of allotments, the Committee also desired to have the details of the two allotments which were not cancelled due to the Minister's intervention and the latest status of the one undecided case of doubtful allotment, as pointed out by the Yogesh Chandra Committee.

18. In response, the Ministry in their Action Taken Note have submitted as under:—

"A large number of social, cultural, educational, religious, and other institutions were allotted land by L&DO during 5-6 years from 1998-99. There were allegations regarding non-adherence to prescribed norms and procedures in allotment of land in some cases.

The Government of India, M/o Urban Development, by its order No. 24(46)/2002/66 Dt. Sept., 15, 2004, set up a one man Committee of inquiry to examine cases of allotment of Land made by L&DO since 1998-99.

The Committee examined 100 cases of allotment of land to various institutions. Out of these, the Committee did not make adverse comments in 68 cases. In the remaining 32 cases, the Committee observed that the allotments were made without due regard to the stipulated procedure. Regarding three specific cases on which the Honourable PAC had made observations, the position is as follows:—

The two cases where the allotment was not cancelled are as under:—

1. Ayyappa Sewa Samiti

- Initial application of May 1998 was rejected on the ground that no land was available.
- The case was taken up by more than one people's representatives. Subsequently the Minister asked L&DO to suggest a suitable site.
- Land of 400 sq.mt. was allotted to the Foundation in R.K. Puram in 2000.
- Further allotment of land under the possession of the Samiti without formal allotment was also made. Later having regard to the ground reality that it is a live temple pulsating with religious activity, the allotment has not been cancelled.

2. Sarvadeshik Arya Pratinidhi

- Land measuring 541.7 sq.mt. was under occupation by the temple. Since no formal allotment has been made the structure was demolished in April, 2001 by L&DO and Delhi Police.
- Since religious sentiments of a section of people were hurt, it was felt necessary to restore the land to the temple through formal allotment to mollify the hurt sentiments.

One case where no decision has taken about cancellation is given below:—

3. Guru Singh Sabha (Defence Colony)

- Allotment of 1500 sq. yds. was made as per Supreme Court orders.
- However Sabha occupied land measuring 500 sq. yds. additionally which was subsequently allotted to Guru Singh Sabha on 16.5.2002. The proposal for cancellation of land has not yet been finalized."

19. The Committee are concerned to note that though land measuring 400 sq.mt. was allotted to one religious institution in the year 2000, subsequent additional land under the unauthorised occupation of the institution was unlawfully regularised. In another case, a demolished unauthorised structure on a land measuring 541.7 sq.mt. was restored to the Organisation reportedly to mollify the hurt religious sentiments of a certain section of the people. The Committee further note that though 1500 sq.yds. land was allotted to another religious institution, additional 500 sq.yds. of land was encroached upon and allotted to it and the proposal for cancellation of the additional land has not yet been finalised. The Committee are of the considered view that any encroachment and grabbing of precious land in the guise of religion is unacceptable and all such encroachments must be removed with firmness and necessary persuasion. The Committee, therefore, impress upon the Ministry to strictly adhere to the Revised Guidelines, as prescribed by the

Yogesh Chandra Committee, for allotment of land for every purpose, including religious/charitable activities and taken stringent measures, wherever warranted, to deter encroachment on Government land. The Committee would also like the Ministry to contemplate disconnection of electricity and water connections to those religious/charitable structures which are being misused as residential and commercial purposes.

V. Temporary closure of the Revision of Ground Rent (RGR) Cell

Recommendation (Para No. 16)

20. In their Fifty-ninth Report, the Committee were dismayed to note that an amount of 100 crore was outstanding towards Ground Rent involving 169 leases of Nazul properties. The Ministry had reasoned that the above dues were pending because the Revision of Ground Rent (RGR) Cell ceased to operate temporarily as the personnel working in the Cell had either retired or were transferred to some other organizations. The Committee found that though the Cell was closed for more than two years *i.e.* from December 2007 to January, 2010 the Ministry viewed it as a temporary suspension. Observing the Ministry's statement that no formal decision was taken at any level to close the RGR Cell, but the cell ceased to operate upon transfer of all the staff posted there, the Committee viewed the closure of RGR Cell for over two years when ₹ 100 crore dues were pending for recovery as unconscionable. Expressing inability exonerate the department heads responsible for mass transfers from, and closure of, the RGR Cell, the Committee urged the Ministry to investigate the matter and fix responsibility on the officers concerned for such unconscionable conduct.

21. In their Action Taken Note, the Ministry have submitted as under:—

"The figure of ₹ 100 crore is only an estimation of approximate value of the outstanding ground rent in respect of Nazul Leases.

With a view to recovering the outstanding ground rent at the earliest, the process of revision of ground rent in r/o Nazul leases has been completed.

In February, 2010, work relating to the RGR Cell was resumed by giving additional charges to other officials in L&DO to revise the pending cases of revision. Ground rent has been revised in 1516 cases, (as per RGR Cell register as on date 30.6.12). Besides this, any other service to the lessee is provided only after recovering all outstanding dues including ground rent. In order to streamline the collection of ground rent, the relevant Registers are being computerized under the overall scheme of computerization in L&DO.

RGR Cell is not a separate unit but the work of revision of ground rent has been assigned to certain officials in addition to their normal duties which is termed as RGR Cell. Due to acute shortage of staff explained in the foregoing paragraphs, revision of ground rent could not be done regularly. It has now been revived. However, the core function of revision of ground rent was never stopped.

The applications of the lessees for any kind of services are processed only subject to recovery of all Government dues. Enough opportunities are given to the lessees to pay all the Government dues and if they fail to do so, the property is re-entered through the due process of law."

22. In furtherance to the Audit's vetting comments on the above reply, the Ministry also stated as follows:—

"This office has collected the Ground Rent as revenue as under:

Ground Rent	2008-09	₹ 92.77 crores
Ground Rent	2009-10	₹ 92.27 crores
Ground Rent	2010-11	₹ 76.86 crores
Ground Rent	2011-12	₹ 49.10 crores
Ground Rent	2012-13	₹ 30.36 crores (upto Dec. 12)

It is reiterated that the work relating to revision of Ground Rent has never ceased. Hence the question of fixing the responsibility did not arise."

23. The Ministry's contention that the work relating to revision of Ground Rent has never ceased although the Revision of Ground Rent (RGR) Cell was closed for more than two years is not tenable since the ground rent has been revised in 1516 cases as on June, 2012 after revival of RGR Cell in February 2010. Therefore, there is no denying the fact that the work relating to the Ground Rent revision of the pending cases got severely affected due to the non-functioning of the Cell, staff crunch notwithstanding. Now that the RGR Cell has started functioning, the Committee impress upon the Ministry/L&DO to complete the revision of the remaining cases of Ground Rent in a time bound manner and ensure that the Cell operates till the mission is accomplished. The Committee would also like to be apprised of the exact dues of the Ground Rent of the Nazul properties *vis-a-vis* the collection of ₹ 341.36 crore during the years 2008-09 to 2012-13 (upto December 2012) and the specific and additional steps taken to recover all the outstanding Ground Rent dues in definite time-frame.

VI. Breaches of the Lease Conditions by the Presses, Petrol Pumps and Schools

Recommendation (Para No. 24)

24. In their Fifty-ninth Report, the Committee were highly concerned to note that breaches of the lease conditions had been noticed in all the Presses, Petrol Pumps and 29 of 30 Schools inspected. The Committee also noted that pursuant to the inspections, the Ministry/L&DO has issued notices to all concerned to remedy the breaches. The Committee recommended that after collecting the damages and misuse charges from these institutions, the Ministry should given them adequate opportunity

to rectify/remedy the breaches, failing which necessary action be taken against them in accordance with lease provisions. Since inspection of the premises of the lessees was mandatory for detecting breaches of the lease conditions, the Committee impressed upon the Ministry/L&DO to regularly inspect the premises of all the Schools, Presses, and Petrol Pumps so as to take both precautionary and punitive measures as might be warranted.

25. Responding to the above Observation/Recommendation of the Committee, the Ministry, in their Action Taken Note have submitted as under:—

“Land & Development Office has allotted 68 petrol pumps to the three oil companies namely Indian Oil Co., Hindustan Petroleum Co. Ltd. and Bharat Petroleum Co. Ltd. for setting up retail outlets. As per the terms of Lease Deed/allotment letter the petrol pumps is inspected regularly. After inspection breach notice has been communicated to the oil companies in which the breach has been found. 67 petrol pumps has been inspected during the last three years, out of which 19 inspections was done in the year 2011-12 and breach notice was issued in all these cases. In case of petrol pumps not complying with the terms/letter of damages/misuse charges as demanded time to time, action has been taken under the terms of lease/allotment letter. Accordingly, 17 show cause notices were issued and 7 final show cause notices were issued last year. In the case of 11 petrol pumps, re-entry was made under the terms of lease deed and plaint was filed in the court of Estate Officer, L&DO under PPE Act, 1971 for eviction. And in the year 2011-12, ₹ 5,10,66,649.00 has been received from the Oil Companies towards ground rent.”

26. In pursuance to the vetting comments of the Audit on the above reply, the Ministry have further stated as follows:—

“During the year 2011-12, 26 inspections were conducted and the same has been reflected in the MIS (Copy enclosed).”

27. The Committee are satisfied to note that pursuant to their Recommendations, 19 inspections of the Petrol Pumps were done in the year 2011-12 and action has been taken under the terms of leased allotment letter against those Petrol Pumps which did not comply with the terms/letter of damages/misuse charges as demanded from time to time. Besides, a sum of ₹ 5.11 crore (approx.) has been received from the Oil Companies towards ground rent. The Committee desire that the measures initiated against the defaulting Petrol Pumps must reach conclusive end. They also desire that similar periodic inspections be conducted against the Presses and Schools so as to detect breaches of terms and conditions, if any, and initiate requisite penal and legal action against the defaulters.

CHAPTER II

OBSERVATIONS/RECOMMENDATIONS WHICH HAVE BEEN ACCEPTED BY THE GOVERNMENT

Observations and Recommendations

The Land and Development Office (L&DO) traces its genesis to the office of the Chief Commissioner of Delhi, which was responsible for acquiring land for the New Capital of Delhi in 1911. The L&DO has been entrusted with the responsibility for the administration of two categories of properties of the Government of India in Delhi viz. (i) Nazul land acquired in 1911 onwards for the formation of the Capital of India at Delhi, and (ii) Rehabilitation land acquired for the speedy rehabilitation of displaced persons from Pakistan. The main functions of the L&DO are lease administration; management of land allotted to the Government Departments and political, charitable, educational and religious institutions; recovery of ground rent, lease charges and other Government dues; removal of encroachments etc. However, the Committee's examination of the subject has revealed certain very disquieting aspects in the functioning of the L&DO which *inter-alia* include scant regard to the earlier Audit findings and failure to take necessary corrective measures pursuant to the PAC's earlier recommendations; acute shortage of manpower in the L&DO, inefficient disposal of lease applications, irregular inspection of the leased properties, inadequate documentation, deficient upkeep and updation of records, ineffective implementation of the computerization process, inadequate scanning of market records, improper land allotment and management, irregular revision/non-revision of Ground Rent, breaches of lease conditions by Hotels, Hospitals, Schools and Petrol Pumps, large scale encroachment of Government land and above all, lack of coordination among various Government Departments to recover the Government dues. The Committee have accordingly given their considered opinion and deliberative judgement on these shortcomings in the succeeding paragraphs.

Action Taken

Item-wise observations dealt with in subsequent paragraph are as under:—

- (i) In respect of Manpower shortage in L&DO, they are dealt with in Para 03, 26.
- (ii) Upkeeping of records and computerization, scanning of market records etc. are dealt with in Para 04, 05, 06, 07, 09, 10, 11, 12.
- (iii) Lease administration activities in r/o Hotels, Hospitals, Schools and Petrol Pumps, are dealt with in Para 13, 19, 20, 21, 22, 23, 24 etc.

- (iv) Revision/non-revision of Ground Rent are dealt with in Para 14, 15, 16, 17, 18.
- (v) Inspection of the leased properties, removal of encroachments are dealt with in Para 4, 8, 25.

Vetting Comments of Audit

Factual Position. Hence No Comments.

The Committee note that the Audit had reviewed the functioning of the L&DO on two earlier occasions also *i.e.* once in 1986-87 and the other one in the year 2000. Upon examining the C&AG Report of 1986-87, this Committee in their 166th Report (Eighth Lok Sabha) which was presented to Parliament in 1989 had recommended that the Ministry needed to draw up an appropriate action plan for improvement in documentation. Responding to the Committee's recommendation, the Ministry in their Action Taken Notes had assured the Committee that they would update the basic records within a time bound period. Similarly, while responding to the Audit Findings contained in Para No. 5.1 of the C&AG Report No. 2 of 2000, the Ministry in their ATN furnished to the Committee assured overall improvements in the system and procedures. But the Committee are dismayed to note that despite repeated assurances by the Ministry to bring in improvement in the overall functioning of the L&DO, the Audit Report of 2009-10 again highlighted most of the same deficiencies that were pointed out by them earlier. Needless to say, it smacks of gross inaction on the part of the Ministry in taking requisite corrective measures to remove/prevent encroachments on public land and to safeguard the interest of revenue. Although the Ministry have reportedly initiated some action like developing software for creation of data base and for Management Information System (MIS), computerization of the processing of applications, scanning of files etc., the Committee feel that the Ministry/L&DO have still miles to go to put their records in order since such measures should have been initiated decades earlier when assurances were given to Parliament. The admission by the Secretary, Ministry of Urban Development during evidence that the earlier commitments could not be fulfilled fully because of non-completion of the entries of land records and shortage of manpower bears a testimony to the non-serious attitude of the Ministry. The Committee believe that had the Ministry taken necessary corrective measures on the earlier Audit findings and implement the PAC's recommendations as assured, further deterioration in the functioning of L&DO could have been avoided. The Committee wish to draw the attention of the Government to the recommendation of the National Commission to review the working of the Constitution that the findings and recommendations of the PAC should be accorded greater weight and treat the PAC 'as the conscience keepers of the nation in financial matters'. The Committee hope that the Ministry of Urban Development would give earnest and thoughtful consideration to the Audit findings

and the recommendations of the PAC so as to bring the desired systemic improvement and good governance.

Action Taken

The 1986-87 PAC Report had highlighted discrepancies in documentation. The 2000 PAC Report had emphasized the need for strengthening the systems and procedures in L&DO. In deference to the above observations of PAC, the L&DO has been continuously endeavouring to improve the systems and procedures which has also been acknowledged by the PAC. This process will be further accelerated.

As regards documentation the following registers capturing the basic records/information/data have been computerized.

Register of damages.

Squatter Registers.

Inspection Registers.

Ground Rent Registers.

Copy of The Ministry/L&DO each of the above are enclosed and marked as Annexure "A-1, A-2, A-3 and A-4". In so far as removal of encroachment on public land is concerned, the squatter registers has *inter alia* also captured the encroachment removed from the L&DO land.

Vetting Comments of Audit

The Ministry/L&DO stated that they are continuously endeavouring to improve the systems and procedures and it would be further accelerated. Further progress in this regard may please be intimated to PAC.

The registers capturing the basic records/information have been computerized but a few columns *i.e.* Date of occupation, Date of Inspection, Date of removal, Demolition Reg. Sl. No. were found unfilled in case of Squatter Register as the relevant data were not available with L&DO. Further progress in this regard may be intimated to PAC.

Department's Reply

All relevant registers completed in all respects are being maintained. The Squatter Register shows details such as date of encroachment, date of inspection, date of removal of encroachment, demolition details etc. A sample copy of the Squatter Register showing all the columns duly filled is enclosed.

Land Management Information System
Damage Register
Register Generated for Property ID:—21285

*Click on Inspection Id to view Inspection Details
 *Click on Property Id to view Property Proforma

Report Date: 16-Aug-2012 14:11:5

Sl. No.	Date of Inspection	Plot Details (Block No./Plot No./ Colony Name)	Property Details (Land Type/Property Sub Type)	Period of charge		Type of Charges			Inspection ID	Property ID
				From Date	To Date	Misuse	Encroachment	Unauthorized Construction		
1.	25-Jun-2007	8, Institutional Area Dr. Hardikar Foundation Trust (278) R.K. Puram	Nazul Institutional Plot			No	Yes	No	1418	21285

14

Squatter Register Entry
Squatter ID New Entry

File Number	Enl. 15-7 (1677)	This expression does not validate.
Subject	Unauthorised occupant at 1. Point, Aram Bagh	
Name of Squatter	Shri Trilok Chand	
Father's Name	Shri Sukha Singh	
Approx. Area Occupied in Unit	49 Sq Yard	
Location	1. Point, Aram Bagh, New Delhi	
Squatter Usage	Mixed	
Squatter Type	Old	
Date of Occupation	1/15/1966	
Date of Inspection	8/19/1999	
Status	Handed Over	
Date of Removal	11/30/2011	
Sl. No. of Demolition Register	0	
	Submit	

Inspection Register

Close

Report Date: 16-Aug-2012 14:14:03

Property Details						
Property ID	Land Type	Property Type	Property Sub-Type	Colony Name	Block Number	Plot Number
21285	Nazul	Institutional	Plot	R K PURAM	8, Institutional Area	Dr. Hardikar Foundation Trust (278)

Lessee Details			
S.No.	Name	Father/Husband Name	Type of Lessee
1.	DR. HARDIKAR FOUNDATION TRUST		Original Lessee

Inspection Details								
S. No.	Inspection ID	Date of Notice	Date of Inspection	Purpose of Inspection	Area of Plot	Status of Property	Ref. No. of Sanctioned Plan	No. of Floors
1.	1418	15-Jun-2007	25-Jun-2007		803 Y	Built-up Plot	Completion plan file No. D- 2361/EE(B)/52/05	2

Details of Misuse		
S.No.	Breach Use	Area/Unit
1.	Institutional	1555 Sq. Feet

Details of Encroachment		
S.No.	Breach Use	Area/Unit

Details of Unauthorised Construction		
S.No.	Breach Use	Area/Unit

Land Management Information System

Back Logout

Report Date: 16-Aug-2012

APPENDIX (D)-A

Ground Rent Register

***Data Not filled

Name of Lessee(s):

Property ID: DR. HARDIKAR FOUNDATION TRUST
 21285 Popularly Known As: DR. HARDIKAR
 Serial No.: FOUNDATION TRUST
 Plot No.: Dr. Hardikar Foundation Trust Date of Commencement
 (278) of Lease: 23-Feb-1972
 Block No.: 8, Institutional Area Rate of Annual Ground Rent: 0
 Locality: R K PURAM Rate of Addl. Ground Rent:
 Area of Plot: 803 Sq. Yard Mode of Due Date(s) of Payment: Half-
 Yearly
 Lease No.: L-2787 Due Date of Revision of GR: 01-Jan-2003

Year	Instalment	Date of issue of Demand Notice	Date of Payment	Remarks
2011-2012	1	05-Jun-2008	21-Apr-2011	
2011-2012	1	05-Jun-2008	20-Jan-2012	
2008-2009	2	05-Jun-2008	19-Jul-2008	
2011-2012	2	05-Jun-2008	27-Oct-2011	
2008-2009	1	05-Jun-2008	13-Jun-2008	
2008-2009	2	05-Jun-2008	24-Oct-2008	
2009-2010	1	05-Jun-2008	13-Apr-2009	
2009-2010	1	05-Jun-2008	13-Apr-2009	
2010-2011	1	05-Jun-2008	17-Apr-2010	
2010-2011	2	05-Jun-2008	09-Jul-2010	
2010-2011	2	05-Jun-2008	25-Oct-2010	
2010-2011	1	05-Jun-2008	31-Jan-2011	
2012-2013	2	05-Jun-2008	06-Jul-2012	

S.No.	Sub-Head	Date of Payment	Amount (Rs.)	
1.	Ground Rent	31 Jul. 2009	1659	
		Total	1659	

Sl.No.	Sub-Head	Amount (Rs.)	Date From	Date to
1.	Ground Rent	3318	***	***
2.	Ground Rent	30375	***	***
3.	Ground Rent	34931	***	***
4.	Ground Rent	40171	***	***
5.	Ground Rent	40500	***	***
6.	Ground Rent	455321	***	***
7.	Ground Rent	753023	***	***
	Total	1357639		

LAND MANAGEMENT INFORMATION SYSTEM

Squatter Register

Register Generated For Entry Dates between 09 Mar., 2012 to 02 Nov., 2012

Total Entries: 147

Report Date: 02 Nov., 2012, 02:38:20 PM

Squatter ID	File Number	Subject	Squatter Name	Area Occupied	Location	Purpose	Squatter Type	Year of Occupation	Date of Inspection	Status	Date of Removal	Demolition Reg. Sl. No.	Entry Date
1	2	3	4	5	6	7	8	9	10	11	12	13	14
10001	15-7(1677)	Unauthorised occupant at I. Point Aram Bagh	Shri Trilok Chand, Shri Sukha Singh	49.49 Sq. Yard	I. Point, Aram Bagh, New Delhi	Mixed	Old	15-Jan.-1966	19-Aug.-1999	Handed Over	30-Nov.-2011	0	09-Mar.-2012
10002	15-7(4312)	Encroachment	Pal Furniture	128 Sq. Yard	I-Point	Commercial	Old	13-Sep.-1977	13-Sep.-1977	Handed Over	11-Feb.-2011	0	11-Jun.-2012
10003	15-7(1041)/68	U/A Coal Depot	Harbans Lal Dewan Chand	467 Sq. Yard	Moti Bagh	Commercial	Old	01-Jan.-1964	24-Jan.-1964	Appealed in LC	01-Jan.-1900	0	11-Jun.-2012
10004	15-7(4340)	U/A Encroachment	Raghubir Singh Iswar Singh	277.88 Sq. Yard	Gokhle Market	Commercial	Old	08-Sep.-1963	02-Nov.-2006	Appealed in LC	01-Jan.-1900	0	11-Jun.-2012
10005	15-7(5569)	Arya Samaj Mandir	Arya Samaj Mandir	650.57 Sq. Yard	Near Ranjit Singh Flyover Minto Road	Religious	Old	12-Nov.-2000	12-Nov.-2000	Appealed in HC	01-Jan.-1900	0	11-Jun.-2012
10006	15-7(3964)	U/A Encroachment	Raj Rani Ram Saran	15 Sq. Yard	Mirdard Road	Commercial	Old	27-Jan.-1973	27-Jan.-1973	Handed Over	01-Jan.-1900	0	11-Jun.-2012

10007	15-7(371)	Shanti Lal, Behind Gokhle Market	Shanti Lal	18 Sq. Yard	Behind Gokhle Market	Commercial	Old	15-Oct-1968	15-Oct-1968	Handed Over	11-Jul-1974	0	11-Jun-2012
10008	15-7(4364)/80	Mandir	Shri Ramalinga Samdamila, Karol Bagh, N.D. Mandir	100 Sq. Yard	Karol Bagh	Religious	Old	02-Feb-1980	02-Feb-1980	Handed Over	05-Jul-2000	0	11-Jun-2012
10009	15-7(4904)/87	Mahaka mehswar Shiv Mandir	Mandir Religion	693.5 Sq. Feet	Gokhle market	Religious	Old	11-Sep-1983	11-Sep-1983	Handed Over	01-Jan-1900	0	11-Jun-2012
10010	15-7(5458)	Pipeleshwar Shiv Mandir Temple	Mandir Mandir	228.38 Sq. Yard	Kamla Nagar, Delhi	Religious	Old	22-Oct-1996	22-Oct-1996	Handed Over	01-Jan-1900	0	11-Jun-2012
10011	15-7(4992)/84	U/A Encroachment by Smt. Amarjit	Smt. Sammarjit W/o Sh. Sardar Gurcharan	20 Sq. Yard	7, Vdasin mandir, I, Point, R.K. Road, Lawrence Road	Commercial	Old	16-Mar-1989	16-Mar-1989	Handed Over	01-Jan-1900	0	11-Jun-2012
10012	15-7(4890)/87	U/A Encroachment for running primary school	Admn. O/o N.D.M.C. N.D.M.C.	0.078 Acre	Patandi House, Karzen Road	Institutional	Old	01-Apr-1987	19-Jan-1988	Handed Over	01-Jan-1900	0	11-Jun-2012
10013	15-7(4577)	U/A Tent House	Shri Radhy Shyam Bodh Raj	68 Sq. Yard	Multani Dhanda	Commercial	Old	15-Jan-1966	15-Jan-1966	Handed Over	01-Jan-1900	0	11-Jun-2012
10014	15-7(5186)/92	U/A Encroachment	Chandan Singh	234 Sq. Yard	Hans Bhawan, I.P. Estate	Commercial	Old	01-Apr-1991	01-Jan-1900	Filed in ESO	01-Jan-1900	0	11-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10015	15-7(5182)/92	U/A Encroachment for commercial use	Nain Singh Dalip Singh	594 Sq. Yard	Opp. Hans Bhawan, I.P. Estate	Commercial	Old	01-Apr-1991	27-Oct-2000	Handed Over	01-Jan-1900	0	11-Jun-2012
10016	15-7(4373)/80	U/A Encroachment	Shri Vazir Chand Gulati	313 Sq. Yard	Baird Lane Market, DIZ Area	Commercial	Old	21-Jul-1978	21-Feb-1980	Sealed	01-Jan-1900	0	11-Jun-2012
10017	15-7(4513)/81	U/A Encroachment for commercial use	Subhash Chandu Lal	15 Sq. Yard	Gandhi Nagar, N. Delhi	Commercial	Old	01-Feb-1979	27-Mar-1989	Demand Sent	01-Jan-1900	0	11-Jun-2012
10018	15-7(2629)/80	U/A Encroachment	Shri Basant Ram Bahadur Ram	900 Sq. Yard	House No. 36, Trilok Puri Delhi	Commercial	Old	20-Apr-1983	20-Apr-1983	Notice Sent	01-Jan-1900	0	11-Jun-2012
10019	15-7(498)/89	U/A Encroachment	Basant Kumar Bansal Gulab Chand Bansal	5.73 Sq. Yard	I. Point Panchkuian Road, N.D.	Commercial	Old	03-Dec-1989	03-Feb-1989	Filed in ESO	01-Jan-1900	0	11-Jun-2012
10020	15-7(5062)/90	U/A Encroachment for commercial use	Sh. Baldev Sh. Gurdial Singh	125.5 Sq. Yard	Gokhle Market	Commercial	Old	29-Mar-1990	29-Mar-1990	Handed Over	01-Jan-1900	0	12-Jun-2012
10021	15-7(663)	Ram Prasad Tea Shop	Commercial commercial	64 Sq. Yard	P.K. Road, New Delhi	Commercial	Old	01-Oct-1959	01-Oct-1959	Sealed	01-Jan-1900	0	12-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10022	15-7(4152)/77	Sayed Ahmed rear of	Sayed Ahmed Mohd. Moli	105 Sq. Feet	Mata Sundri Lane	Residential	Old	15-Jan-1976	15-Jan-1976	Handed Over	20-Jan-1979	0	12-Jun-2012
10023	15-7(4378)/80	U/A Tea Stall	Jagdish Singh Kernail Singh	17 Sq. Yard	Near Guru Nanak Eye Hospital	Commercial	Old	01-Aug-1979	31-Dec-1979	Handed Over	29-Nov-2010	0	12-Jun-2012
10024	15-7(4529)/81	U/A School Lay MCD	MCD MCD	107 Sq. Yard	Mirdard Road	Institutional	Old	01-Jan-1961	19-Mar-1981	Handed Over	01-Jan-1900	0	12-Jun-2012
10025	15-7(4385)/86	Unauthorized encroachment/ Running Milk Dairy	Shri Immamudin	84 Sq. Yard	***	Commercial	Old	01-Oct-1977	28-Feb-1981	Handed Over	01-Jan-1900	0	12-Jun-2012
10026	Enf.15-7(947)	U/A Occupied Fuel Depot	Sh. Diva Nath Sh. Nilal Chand	346 Sq. Yard	Sh. Shah Road	Commercial	Old	25-Oct-1989	25-Oct-1989	Handed Over	01-Jan-1900	0	13-Jun-2012
10027	Enf.15-7(4432)	U/A Temple on Govt. Land	Hindu Dharam Sabha	527.22 Sq. Yard	East Kidwai Nagar	Religious	Old	18-Aug-1967	18-Aug-1967	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10028	Enf.15-10(45)	U/A Occupied Sh. Rati Ram	Maharishi Balmiki Temple	1815.08 Sq. Metre	Prem Nagar	Religious	Old	07-Mar-1984	07-Mar-1984	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10029	Enf.15-10(34)	U/A Occupied	Shri Krishna Adhyatmik Kutiya Mandir	460.15 Sq. Metre	Tyagraj Nagar	Religious	Old	01-Jan-1959	01-Jan-1959	Filed in ESO	01-Jan-1900	0	13-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10030	Enf.15-10(3)	U/A Religious Structure Radha Krishan Shiv Mandir	Radha Krishan Shiv Mandir	1344 Sq. Metre	Prem Nagar	Religious	Old	16-Nov-1983	16-Nov-1983	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10031	15-7(4582)	U/A Occupation of Govt. Land	International Tent & Electrical House	378.64 Sq. Yard	Mehar Chand Market	Commercial	Old	13-Mar-2006	13-Mar-2006	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10032	Enf.15-7(1677)	U/A Encroachment	Sh. Trilok Chand Sh. Sucha Singh	49 Sq. Yard	Aram Bagh Panchkuian Road	Commercial	Old	18-Mar-1969	18-Mar-1969	Appealed in LC	01-Jan-1900	0	13-Jun-2012
10033	Enf. 15-7(4764)	U/A Encroachment	Smt. Kamlesh Sharma W/o Sh. R.P. Sharma	729 Sq. Metre	Timar Pur	Religious	Old	17-Jul-1987	17-Jul-1987	Demand Sent	01-Jan-1900	0	13-Jun-2012
10034	Enf.15-7(4148)	U/A Encroachment	S.T.G.B. School, Aliganj	158 Sq. Yard	Aliganj	Institutional	Old	15-Jan-1982	15-Jan-1982	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10035	Enf.15-7(5585)	U/A Occupation of Land	Smt. Raj Dulari	7 Sq. Yard	Opposite G-38, Nizamuddin (West)	Residential	Old	26-Apr-2001	26-Apr-2001	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10036	Enf.15-7(5558)	U/A Occupant	Sh. Raghbir Singh Purana Shiv Shakti Mandir	294 Sq. Yard	Pragati Vihar Hostel	Religious	Old	07-Jul-2006	07-Jul-2006	Filed in ESO	01-Jan-1900	0	13-Jun-2012

10037	sjdfk	sdjffk	skldjfl slkdfj	78878 Acre	sdj	Residential	Old	01-Jan- 2012	01-Jan- 2012	Complaint Received	01-Jan- 1900	0	13-Jun- 2012
10038	15- 7(4310)	U/A Encroach- ment	Saraswati Shabha Mandir	823 Sq. Yard	I-Point, Panchkuian Road	Institutional	Old	06-Sep- 1979	06-Sep- 1979	Appealed in HC	01-Jan- 1900	0	13-Jun- 2012
			Saraswati Shabha Mandir										
10039	Pt.15- 7(4334)	U/A Encroachment	Sh. Sanatan Dharam Mandir Sabha	1003 Sq. Metre	Nanak Pura	Religious	Old	01-Apr- 1959	28-Jan- 1981	Demand Sent	01-Jan- 1900	0	13-Jun- 2012
10040	15- 7(5481)	U/A Encroachment	Sanjay Kumar G.P. Jain	360 Sq. Metre	Nanak Pura	Commercial	Old	13-Oct- 1999	13-Oct- 1999	Handed Over	01-Jan- 1900	0	13-Jun- 2012
10041	15- 7(5485)	U/A Encroachment	Satinder Manjhi Ramdev Manjhi	88 Sq. Metre	Nanak Pura	Residential	Old	13-Oct- 1999	13-Oct- 1999	Handed Over	01-Jan- 1900	0	13-Jun- 2012
10042	15- 7(4305)	U/A Encroachment	Promad Kumar Goel	63 Sq. Yard	I Point Junction of Panchkuian Road & Mandir Marg	Commercial	Old	01-Dec- 1978	01-Jan- 1900	Handed Over	01-Jan- 1900	0	013-Jun- 2012
10043	15- 10()50/R el/83	U/A Encroach- ment	Rati Ram (Jaton ka Mandi)	2815 Sq. Metre	Near Gandhi Samarak, N. Delhi	Religious	Old	01-Jan- 1959	01-Jan- 1959	Filed in ESO	01-Jan- 1900	0	13-Jun- 2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10044	15-7(4290)/79	U/A Encroachment	Pujari Ram Raj	8.438 Sq. Metre	I-Point Near Udasin Ashram, Panchkuian Road N.D.	Residential	Old	12-Sep-1979	12-Sep-1979	Handed Over	01-Jan-1900	0	13-Jun-2012
10045	15-7(4277)/79	U/A Encroachment	Kishan Chand Assa Ram	145 Sq. Yard	I-Point at crossing of Mandir Marg & Panchkuian RD	Residential	Old	***	01-Jan-1900	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10046	15-7(4291)/2012 79	U/A Encroachment	Sh. Ram Kumar Sh. Sunder	127 Sq. Feet	I-Point, PIC. Road, N.D	Residential	Old	01-Nov-1978	-01-Jan-1900	Handed Over	01-Jan-1900	0	13-Jun-1900
10047	15-7(4309)/79(Pt.)	U/A Encroachment	Ramesh Gaba Balwant Rai	165 Sq. Yard	I-Point near Udasin Temple, Panchkuian Road, N.D.	Commercial	Old	13-Sep-1977	01-Jan-1900	Demand Sent	01-Jan-1900	0	13-Jun-2012
10048	Enf.15-7(5583)	U/A Occupation of Govt. Land	Sh. Narinder Prakash Late Sh. B.L. Gupta	61 Sq. Yard	Opposite G-38, Nizamuddin (West)	Residential	Old	01-Nov-1974	01-Nov-1974	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10049	Enf.15-7(5584)	U/A Occupaied	Sh. Jagan Nath Sh. Jai Narain	22.9 Sq. Yard	Opposite G-38 Nizamuddin (West)	Religious	Old	14-Apr-1974	14-Apr-1974	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10050	Enf.15-7(1583)	U/A Encroachment	Sh. Pichori Lal	243 Sq. Yard	Kalkaji	Commercial	Old	13-Apr-1967	13-Apr-1967	Appealed in LC	01-Jan-1900	0	13-Jun-2012

10051	Enf.15-10(6)	U/A Occupation on Govt. Land	Sh. Babu Lal	1097 Sq. Yard	I.N.A. Colony	Religious	Old	30-Jun-1983	30-Jun-1983	Notice Sent	01-Jan-1900	0	13-Jun-2012
10052	Enf.15-10(49)	U/A Occupied use a Hanuman Mandir	Hanuman Mandir	275 Sq. Yard	Aliganj	Religious	Old	07-Nov-1983	07-Nov-1983	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10053	15-7(1992)	U/A Encroachment by Roman Catholic Church	Roman Catholic Church	1953 Sq. Yard	Prithvi Raj Road, Khan Market	Religious	Old	02-Dec-1969	02-Dec-1969	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10054	15-7(4492)/80	U/A Encroachment	Trilok Singh Inder Singh	298.36 Sq. Yard	I Point, Graveyard, Punchkuian Road & Mandir Marg	Commercial	Old	01-Apr-1967	08-May-1990	Filed in ESO	01-Jan-1900	0	13-Jun-2012
10055	15-7(4280)/79	U/A Encroachment	Babu Lal Chedi Lal	43 Sq. Yard	Punchkuian Road, I-Point Graveyard N. Delhi	Residential	Old	09-Sep-1970	01-Jan-1900	Appealed in LC	01-Jan-1900	0	13-Jun-2012
10056	15-7(452)/67	U/A Encroachment	Brij Lal Bhatia	372 Sq. Yard	IB bestar	Commercial	Old	01-Jan-1959	01-Jan-1900	Handed Over	17-Jun-1968	0	13-Jun-2012
10057	15-10 (9) Ref.	U/A Encroachment	Secretary, Satya Sanatan Agam Nigam Hanuman Mandir	549.31 Sq. Metre	Pragati Maidan	Religious	Old	01-Apr-1983	01-Jan-1900	Handed Over	01-Jan-1900	0	13-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10058	15- 7(1660)/ 70	U/A Encroachment	S. Surjit Singh S. Basakha Singh	65.67 Sq. Metre	Near DTCL, Point Crossing of Panchkuian Road	Commercial	Old	10-Sep- 1999	10-Sep- 1999	Filed in ESO	01-Jan- 1900	0	13-Jun- 2012
10059	15- 3(253)/7 2	U/A Encroachment	Sh. Jag Ram & Sh Dev Raj S/o Sh Shivcharan	67 Sq. Metre	Aram Marg	Commercial	Old	10-Jan- 1982	01-Jan- 1900	Filed in ESO	01-Jan- 1900	0	13-Jun- 2012
10060	15- 7(5140)/ 91	U/A Encroachment	Sh. Kishori Lal Suroj Pal	9.75 Sq. Yard	Baba Kharak Singh Marg	Commercial	Old	03-May- 1991	03-May- 1991	Handed Over	01-Jan- 1900	0	13-Jun- 2012
10061	15- 7(1960)	U/A Encroachment	Smt. Devika Rani Manchanda High School	305 Sq. Yard	I Point Pavel Lane Road	Institutional	Old	15-Jan- 1967	15-Jan- 1967	Filed in ESO	01-Jan- 1900	0	13-Jun- 2012
10062	15- 10(17)	U/A Encroachment	Gurudwara Guru Singh Sabha	0.34 Acre	Nauroji Nagar	Residential	Old	16-Mar- 2000	16-Mar- 2000	Handed Over	02-Aug- 1975	0	13-Jun- 2012
10063	15- 7(5502)	U/A Encroachment	Maharishi Balmiki Ashram and Shiv Mandir	103 Sq. Metre	R.K.	Residential	Old	10-Jun- 1997	10-Jun- 1997	Handed Over	01-Jan- 1900	0	13-Jun- 2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10064	15-9(8615)/78	U/A Encroachment	Sh. Sham Lal	15 Sq. Yard	I.P. Estate	Residential	Old	01-Nov-1978	01-Nov-1978	Demand Sent	23-May-2001	0	13-Jun-2012
10065	15-7(4282)	U/A Encroachment	Smt. Misri Devi Sh.Kushal Chand	78 Sq. Yard	I.P. Panchkuian Road	Residential	Old	09-Sep-1970	05-Sep-1970	Handed Over	16-Jun-2010	0	13-Jun-2012
10066	15-9(8646)	U/A Encroachment	Sh. Munna Lal	13 Sq. Yard	***	Residential	Old	27-Nov-1981	27-Nov-1981	Handed Over	14-Aug-2000	0	13-Jun-2012
10067	15-9(8619)	U/A Encroachment	Sh. Yama Sharma Sh. Hari Prasad	16 Sq. Yard	I.P. Estate	Residential	Old	01-Nov-1978	01-Nov-1978	Handed Over	01-Jan-1900	0	13-Jun-2012
10068	15-9(8638)/81	U/A Encroachment	Sh. Kishor Bhadur	11 Sq. Yard	Ranjeet Singh Road	Residential	Old	05-Mar-1981	05-Mar-1981	Handed Over	14-Mar-1986	0	13-Jun-2012
10069	15-7(632)/79(Pt.)	U/A Encroachment	Sardara Singh Ananat Singh	209.03 Sq Metre	H.N. 1/348 Gali Raya Khurad Kashmeri Gate Delhi	Commercial	Old	06-Sep-1991	06-Sep-1991	Filed in ESO	01-Jan-1990	0	13-Jun-2012
10070	15-7(4279)/79	U/A Encroachment	Smt. Renu W/o Late Sh. Krishan Chand	17 Sq. Yard	1 Point Panchkuian Road, Near Udasin Ashram	Commercial	Old	31-Dec-2007	31-Dec-2007	Filed in ESO	01-Jan-1900	0	13-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10071	Enf. 15-7(162)	U/A	Sh. Baala Ram Sh. Kewal Ram	22 Sq. Yard	Prem Nagar	Commercial	Old	30-Aug-1965	30-Aug-1965	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10072	15-7(4293)/79	U/A Encroachment	Dharam Pal Ramjilal	35.117 Sq. Yard	1-Point Near Udasin Temple Panchkuian Road N.D.	Residential	Old	01-Jul-1986	01-Jan-1900	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10073	15-7(5441)/99	U/A Encroachment	Sh. Khadim Abdul Salim, Dargah Punch Pear	111 Sq. Yard	Vinay Marg, New Delhi	Religious	Old	***	01-Jan-1900	Appealed in LC	01-Jan-1900	0	14-Jun-2012
10074	15-7(4584)/82	U/A Encroachment	President, Shiv Mandir Samiti	78.04 Sq. Metre	Block No. 1 Rouse Avenue, Minto Road Area, N.D.	Religious	Old	29-May-1980	01-Jan-1900	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10075	15-7(4277)/79	U/A Encroachment	Sunder Khosla, Prop. Shakti Art Services	32.61 Sq. Metre	1 Point, Near Udasin Temple, Panchkuian Road N.D.	Commercial	Old	01-Apr-1985	01-Jan-1900	Sealed	01-Jan-1900	0	14-Jun-2012

10076	15-7(4456)/80	U/A Encroachment	Sh. Premwati W/o Sh. Raja Ram	9 Sq. Yard	I-Point Graveyard Panchkuian Road, New Delhi	Residential	Old	01-Jan-1981	01-Jan-1900	Handed Over	01-Jan-1900	0	14-Jun-2012
10077	115-7(4287)/69	U/A Encroachment	Amar Singh Madho Singh	175 Sq. Yard	I-Point, Panchkuian Road	Residential	Old	06-Sep-1979	06-Sep-1979	Appealed in LC	01-Jan-1900	0	14-Jun-2012
10078	15-7(4298)/79	U/A Encroachment	Sh. Bhawani Sh. Tribhuwan	25 Sq. Yard	I-Point, Graveyard Panchkuian Road, New Delhi	Residential	Old	09-Sep-1970	01-Jan-1900	Appealed in LC	01-Jan-1900	0	14-Jun-2012
10079	15-7(4296)/79	U/A Encroachment	Sh. Suresh Sh. Ram Murti	52.68 Sq. Metre	I-Point, Panchkuian Road, New Delhi	Residential	Old	01-Dec-1980	01-Jan-1900	Appealed in HC	01-Jan-1900	0	14-Jun-2012
10080	15-7(4302)/79	U/A Encroachment	Smt. Premwati W/o Sh. Ramjilal	26 Sq. Yard	I-Point, Graveyard Panchkuian Road, New Delhi	Residential	Old	09-Sep-1970	01-Jan-1900	Handed over	01-Jan-1900	0	14-Jun-2012
10081	15-7(4990)	U/A Encroachment	Sheela Rani Sohan Lal	34.834 Sq. Yard	I-Point, Panchkuian Road	Commercial	Old	***	24-Jan-1989	Appealed in HC	01-Jan-1900	0	14-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10082	15-7(4550)	U/A Encroachment	Sham Bihari Mishra Anand Swaroop Mishra	115 Sq. Yard	I-Point, Panchkuian Road	Commercial	Old	02-Sep-1979	02-Sep-1979	Handed Over	27-Mar-2003	0	14-Jun-2012
10083	15-9(7131)	U/A Encroachment	Prem Wati Raja Ram	19 Sq. Metre	I-Point	Residential	Old	***	18-Mar-1969	Handed Over	30-Oct-2011	0	14-Jun-2012
10084	15-7(944)	U/A Encroachment	Kundan Lal Chandan Lal	9945 Sq. Yard	Mirdard Road	Cultural/Social	Old	30-Apr-1964	30-Apr-1964	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10085	15-7(5666)/56	U/A Encroachment	Balu Lal Sharma & Sita Ram Sharma	62.67 Sq. Metre	B-47, Christian Colony	Residential	Old	16-Apr-2004	01-Jan-1900	Handed Over	01-Jan-1900	0	14-Jun-2012
10086	15-7(4278)/79	U/A Encroachment	Nand Lal Khushal Chand	19 Sq. Yard	I Point, Graveyard, Delhi	Residential	Old	***	23-Jul-1975	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10087	15-7(5477)	U/A Encroachment	Chawla Tent House & Madhu Tent House	121.05 Sq. Metre	R.K. Puram II	Commercial	Old	22-Jul-1999	22-Jul-1999	Handed Over	01-Jan-1900	0	14-Jun-2012
10088	15-7(4275)	U/A Encroachment	Sh. Krishan Kumar & Om Prakash	35.66 Sq. Metre	Dalhauji Square, Kali Bari Road, New Delhi	Commercial	Old	01-Apr-1990	01-Jan-1900	Evicted	01-Jan-1900	0	14-Jun-2012
10089	15-7(4784)85	U/A Encroachment	Smt. Sheela Devi W/o Late Sh. Rashbir Singh	31.353 Sq. Metre	Jhuggi No. I, IP. Estate, Road Behind Hans Bhawan	Commercial	Old	28-Jun-1983	28-Jun-1983	Evicted Over	01-Jan-1900	0	14-Jun-2012

10090	15-7(5591)/2001	U/A Encroachment	Dharam Chand Parmanand	2503 Sq. Yard	Khasra No. 154 Bela Estate Behind Urdu Acadamy, Delhi	Commercial	Old	01-Dec-1956	08-Dec-2001	Handed Over	01-Jan-1900	0	14-Jun-2012
10091	15-7(1914)/70	U/A Encroachment	Mahender Kumar Sardar Singh	45.1 Sq. Yard	FP. S.No. 4520 Mandir, I Point Graveyard	Residential	Old	25-Jan-1982	25-Jan-1982	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10092	15-7(5602)/06	U/A Encroachment	Sh. Sufi Abdul Hafiz Siddiqui	139.41 Sq. Metre	Sector-C, Albert Square, DIZ Area Gole Market	Residential	Old	01-Apr-1998	01-Jan-1900	Appealed in HC	01-Jan-1900	0	14-Jun-2012
10093	15-7(275-A)/67	U/A Encroachment	M/s Bengal Sanitry Works	468 Sq. Yard	H. No. 1520, Pataudi House, Darya Ganj, Delhi	Commercial	Old	***	13-Jan-1966	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10094	15-7(323)	U/A Encroachment	Sh. P.P. Singh	556 Sq. Yard	Aram Bagh	Commercial	Old	01-Feb-1964	01-Feb-1964	Handed Over	01-Jan-1900	0	14-Jun-2012
10095	15-7(4812)	U/A Temple	Minto Road Puja Samiti Kali Mandir	259.71 Sq. Metre	Minto Road	Religious	Old	02-Mar-1984	02-Mar-1984	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10096	15-7(4993)	U/A Encroachment	Dr. Virender Singh Pradeep Singh	32.67 Sq. Yard	I-Point Panchkuian Road	Commercial	Old	01-Dec-1987	16-Mar-1989	Filed in ESO	01-Jan-1900	0	14-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10097	15-10(60)	U/A Encroachment	Santoshi Mata ka Mandir	265 Sq. Yard	R.K. Puram Sector IV	Residential	Old	01-Jan-1972	23-Jul-1983	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10098	15-10(55)/83	U/A Encroachment	Arya Samaj Mandir	2403 Sq. Yard	R.K. Puram	Religious	Old	01-Jan-1968	30-Jan-1981	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10099	15-7(4499)	U/A Encroachment	Maneka Meshwar Mahadev Mandir Society	488.32 Sq. Metre	Rock Garden, R.K. Puram Sector-VII	Religious	Old	23-Sep-1966	23-Sep-1966	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10100	15-7(5762)	U/A Encroachment	K.C. Bhargav Jai Bhagwan Bhargav	225602 Sq. Yard	Near Birla Mandir at Mandir Marg	Religious	Old	13-Feb-1977	13-Feb-1997	Handed Over	20-Feb-2009	0	14-June-2012
10101	15-7(324)	U/A Encroachment	Delhi Transport Works	803 Sq. Yard	I-Point	Commercial	Old	01-Jan-1964	03-Sep-1983	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10102	15-7(5739)/06	U/A Encroachment	Sh. A.K. Sinha	133 Sq. Metre	Flat No.168-170, Khyber Pass Officers Mess Delhi	Religious	Old	09-Nov-2006	01-Jan-1900	Evicted	01-Jan-1900	0	14-Jun-2012

10103	15-7(4986)/89	U/A Encroachment	Vir Bhusan Bhardwaj	5.364 Sq. Metre	I-Point, Panchkuian Road, Near Udasin Temple N.D.	Commercial	Old	***	03-Feb-1989	Evicted	01-Jan-1900	0	14-Jun-2012
10104	15-7(4666)	U/A Encroachment	L.N.U/A School	0.1255 Feet	Nanak	Institutional	Old	01-Feb-1981	17-Nov-1983	Handed Over	18-Dec-1986	0	14-Jun-2012
10105	Enf. 15-7(1196)	U/A Encroachment	Sh. Gurcharan Singh Sh. Nidhan Singh	43 Sq. Yard	Aliganj	Residential	Old	15-Jan-1966	15-Jan-1966	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10106	15-7(4733)/84	U/A Encroachment	Sh. Rajesh Kumar Smt. Rikhi Ram	74.3 Sq. Metre	Riksha Workshop, Aram Bagh, Pahar Ganj, New Delhi	Institutional	Old	***	15-Nov-1981	Evicted	01-Jan-1900	0	14-Jun-2012
10107	Enf. 15-7(4593)	U/A Occupation on Govt. Land	Sh./ Trilok Raj Sh. Jagan Nath	17 Sq. Yard	Sadiq Nagar	Commercial	Old	15-Dec-1981	15-Dec-1981	Handed Over	31-Mar-1983	0	14-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10108	Enf. 15-7(4580)	U/A Occupation of Govt. Land	Sh. Bakshi Singh (Dalip Motors Works) Sh. S.G. Singh	201 Sq. Yard	Lodhi Road	Commercial	Old	01-Oct-1981	1-Oct-1981	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10109	Enf. 15-3(463)	U/A Occupation of Govt. Land	Kabir Das Temple	238 Sq. Metre	Lucknow Road Timar Pur	Religious	Old	15-Apr-1978	15-Apr-1978	Demand Sent	01-Jan-1900	0	14-Jun-2012
10110	Enf. 15-7(5162)	U/A Occupation of Govt. Land	Mahant Ashok Atma Dass	288.25 Sq. Yard	Nehru Nagar	Religious	Old	25-Jun-2001	25-Jun-2001	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10111	Enf. 15-7(5637)	U/A Occupation of Govt. Land	Masjid Chakarwali	293 Sq. Metre	Mathura Road, Seva Nursery	Religious	Old	27-Jul-2001	27-Jul-2001	Handed Over	01-Jan-1900	0	14-Jun-2012
10112	Enf. 15-9(8647)	U/A Encroachment	Mangal Khalifa	292 Sq. Yard	East Kidwai Narar	Religious	Old	12-Oct-1981	12-Oct-1981	Filed in ESO	01-Jan-1900	0	14-Jun-2012
10113	Enf. 15-7(5582)	U/A Occupation of Govt. Land	Sh. Ram Niwas Late Sh. Trilok Ram	25.5 Sq. Yard	Nizamuddin West	Residential	Old	25-Jan-2001	25-Jan-2001	Filed in ESO	01-Jan-1900	0	14-Jun-2012

10114	Enf-15-7 (5062)	U/A Encroach- ment	Sh. Ajmat Sh. Rehmat	493.33 Sq. Yard	Nizamuddin West	Commercial	Old	14-Mar-1989	14-March-1989	Handed Over	1-Jan-1900	0	14-Jun-2012
10115	Enf-15-9 (8620)/ 78	U/A Encroach- ment	Sh. Satya Bahadur Thepa Sh. Hira Singh	11.519 Sq. Metre	Behind Hans Bhawan, I.P. Estate, N.D.	Residential	Old	01-Apr-1983	01-Jan-1900	Evicted	01-Jan-1900	0	14-Jun-2012
10116	15-7 (2278)/ 68	U/A Encroach- ment	Sh. Ajab Singh Sh. Sadhu Ram	10 Sq. Yard	Behind Gokhle Market, Tees Hazari, Delhi	Commercial	Old	05-Sep-1963	01-Jan-1900	Evicted	01-Jan-1900	0	14-Jun-2012
10117	Enf. 15-10 (30)	U/A Enncroach- ment	Mata Kas Mandir	1357 Sq. Yard	Lucknow Road, Timarpur	Religious	Old	15-Dec-1983	15-Dec-1983	Handed Over	01-Jan-1900	0	14-Jun-2012
10118	Enf. 15-7 (5005)	U/A Encroach- ment	Sh. Tirath Singh Sh. Hira Singh	450 Sq. Yard	Nizamuddin (West)	Commercial	Old	14-Mar-1989	14-Mar-1989	Handed Over	01-Jan-1900	0	14-Jun-2012
10119	15-7 (4597)/ 82	U/A Encroach- ment	Dharam Pal	11.612 Sq. Metre	Adjoining to Shop No. 42, Mirdard Road, N.D.	Residential	Old	14-May-1982	01-Jan-1900	Handed Over	01-Jan-1900	0	14-Jun-2012
10120	15-10 (21)	U/A Encroach- ment	Ram Dev Ji Ka Temple	112 Sq. Yard	Nanak Pura	Religious	Old	01-Jan-1971	20-Sep-1983	Appealed in LC	01-Jan-1900	0	14-Jun-2012
10121	15-7 (4297)	U/A Encroach- ment	Nanku	5 Sq. Metre	I-Point, Panchkuian Road	Commercial	Old	01-Apr-1985	01-Apr-1985	Handed Over	21-Jul-2010		15-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10122	15-7(5343)	U/A Encroachment	Nawab Ali	17 Acre	Ludlo Castle Road	Residential	Old	02-Sep-1981	02-Sep-1981	Appealed in LC	01-Jan-1900	0	15-Jun-2012
10123	15-10(81)	U/A Encroachment	Smt. Ram Devi Mai Kali Kamli Ka Mandir	532.95 Sq. Metre	Majnu Ka Tila	Religious	Old	22-Jun-1989	22-Jun-1989	Appealed in LC	01-Jan-1900	0	15-June-2012
10124	15 7(521/A)/92	U/A Encroachment	Satish Kumar	62.5 Sq. Metre	S.K. Riya Workshop at Majnu Ka Tila, New Delhi	Commercial	Old	***	22-Jun-1989	Evicted	01-Jan-1900	0	15-Jun-2012
10125	15-7(5661)	U/A Encroachment	Sh. N.T. Chinta Mani Kautilya Marg near Ashoka Hotel	309.36 Sq. Metre	***	Residential	Old	31-Aug-1981	31-Aug-1981	Handed Over	09-Nov-2004	0	15-Jun-2012
10126	15-7(5763)	U/A Encroachment	Mandir At Samadhi Sthal	479506 Sq. Metre	Samadhi Sthal Area	Religious	Old	22-Feb-2011	22-Feb-2011	Handed Over	01-Jan-1900	0	15-Jun-2012
10127	15-7(5689)	U/A Encroachment	Sh. Minu Sh. Rambir	30 Sq. Feet	Vasant Vihar	Commercial	Old	12-Oct-2004	12-Oct-2004	Handed Over	01-Jan-1900	0	15-June-2012

10128	15-7(4831)/86	U/A Encroachment	Sh. Allim Uman Sh.Raid Hamidullah	111 Sq.	Near CGHS Dispensary, Mirdard Market New, Delhi	Commercial	Old	01-Apr-	03-Mar-	Handed over	01-Jan-	0	15-June 2012
10129	Enf. 15-7(5009)	U/A Encroachment	Sh. G.C. Raha C/o A.P. Mitra	75.6 Sq. Metre	Timar Pur	Religious	Old	30-Oct-1987	30-Oct-1987	Demand Sent	01-Jan-1900	0	15-Jun-2012
10130	Enf. 15-7(4872)	U/A Encroachment	Sh. J.K. Anand & Co.	183 Sq. Yard	Lodhi Road	Residential	Old	08-Oct-1982	08-Oct-1982	Demand Sent	01-Jan-1900	0	15-Jun-2012
10131	Enf. 15-7(4451)	U/A Encroachment	M/s Disco Builders	924 Sq. Yard	Lodhi Road	Residential	Old	14-Jan-1980	14-Jan-1980	Demand Sent	01-Jan-1900	0	15-Jun-2012
10132	Enf.15-7(945)	U/A Encroachment	Sh. Dwarka Nath/ Amar Nath	64 Sq. Yard	Mirdard Road	Residential	Old	24-Mar-1964	24-Mar-1964	Filed in ESO	01-Jan-1900	0	15-Jun-2012
10133	Enf. 15-10(4)	U/A Encroachment	Sh. Jagan Nath (Pujari)	695 Sq. Yard	Defence Colony	Religious	Old	31-Aug-1989	31-Aug-1989	Demand Sent	01-Jan-1900	0	15-Jun-2012
10134	15-7(5762)	U/A Encroachment	Gurdeep Singh Jaswant Singh	203 Sq. Yard	Mandir Marg	Residential	Old	13-Feb-1997	13-Feb-1997	Handed Over	01-Jan-1900	0	15-Jun-2012
10135	15-7(5748)	U/A Encroachment	Saras Shiv Mandir	54 Sq. Metre	1-Point, Panchkuian Road	Religious	Old	***	25-Sep-2006	Handed Over	01-Jan-1900	0	15-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10136	15-7(5605)	U/A Encroachment	Asian Art & Cultural Society	20068 Sq. Feet	Ranjeet Singh Marg	Residential	Old	25-May-1998	25-May-1998	Handed Over	01-Jan-1900	0	15-Jun-2012
10137	15-7(4586)	U/A Encroachment	Angoori Devi	25 Sq. Yard	R.K.Puram	Commercial	Old	01-Nov-1980	01-Nov-1982	Handed Over	24-Sep-2010	0	15-Jun-2012
10138	15-7(4294)	U/A Encroachment	Ashok Kumar	173 Sq. Yard	I-Point, Panchkuian Road	Commercial	Old	01-Jan-1971	07-Sep-1979	Handed Over	02-Feb-2010	0	15-Jun-2012
10139	15-7(4289)	U/A Encroachment	Ram Sumer	22 Sq. Yard	1-Point, Panchkuian Road	Residential	Old	07-Sep-1969	09-May-1985	Handed Over	16-Jun-2010	0	15-Jun-2012
10140	15-7(4175)	U/A Encroachment	Joginder Nath Lala Dass	48 Sq. Feet	Connaught Circle	Commercial	Old	17-May-1974	17-May-1976	Handed Over	05-May-2010	0	15-Jun-2012
10141	15-7(3869)/73	U/A Encroachment	Sh. Prem Chand	213.75 Sq. Yard	R.K. Puram	Commercial	Old	01-Nov-1980	01-Jan-1982	Handed Over	24-Sep-2010	0	15-Jun-2012
10142	15-7(5656)	U/A Encroachment	Sukh Sagar Restaurent	529.39 Sq. Yard	Mani Pal Road	Commercial	Old	17-Feb-2004	17-Feb-2004	Handed Over	01-Jan-1900	0	15-Jun-2012
10143	15-7(1841)/64	U/A Encroachment	M/s Prem Nath Motors Workshop (P) Ltd. N.D.	894 Sq. Yard	Mandir Marg, N. Delhi	Commercial	Old	06-Nov-1964	01-Jan-1900	Evicted	01-Jan-1900	0	15-Jun-2012

10144	15-7(1195)/68	U/A Encroachment	Aasha Nand Bhagat, Coal Depot	107 Sq. Yard	Near Cornwals Square, D.I.Z. Area, Gole Market N.D.	Commercial	Old	01-Jan-1959	01-Jan-1900	Evicted	01-Jan-1900	0	15-Jun-2012
10145	15-7(5618)	U/A Encroachment	Subhash Chand Gupta	900 Sq. Yard	Nathu Bagichi	Commercial	Old	17-Sep-2001	07-Jun-2002	Handed Over	01-Jan-1900	0	15-Jun-2012
10146	15-7	(U/A) Encroachment	Silk Ram Singh Sahzad	11 Sq. Yard	Behind Shop No. 2 Gokhle Market, N. D.	Commercial	Old	01-Jan-1968	02-Nov-1984	Handed Over	01-Jan-1900	0	15-Jun-2012
10147	15-7(666)/67	U/A Encroachment	Pala Singh Kedar	307 Sq. Yard	Pahar Ganj, New Delhi	Commercial	Old	***	01-Apr-1983	Sealed	01-Jan-1900	0	15-Jun-2012

LAND MANAGEMENT INFORMATION SYSTEM

Report Date: 11-Feb-2012

APPENDIX IX-A

Ground Rent Register

*****Data Not Filled**

Property Id:	21285
Name of Lessee(s):	DR. HARDIKAR FOUNDATION TRUST
Serial No.: Popularly Known As:	DR. HARDIKAR FOUNDATION TRUST
Plot No.:	(278) DR. Hardikar Foundation Trust
Date of Commencement of Lease:	23-Feb-1972
Block No.:	8, Institutional Area
Rate of Annual Ground Rent:	0
Locality:	R.K. Puram
Rate of Addl. Ground Rent:	
Area of Plot:	803 Sq. Yard
Mode of Due Date(s) of Payment:	Half-yearly
Lease No.:	L-2787
Due Date of Revision of GR:	01-Jan-2003

Year	Instalment	Date of issue of Demand Notice	Date of Payment	Remarks
2011-2012	1	05-Jun-2008	21-Apr-2011	
2011-2012	1	05-Jun-2008	20-Jan-2012	
2008-2009	2	05-Jun-2008	24-Oct-2008	
2008-2009	2	05-Jun-2008	19-Jul-2008	
2011-2012	2	05-Jun-2008	27-Oct-2008	
2008-2009	1	05-Jun-2008	13-Jun-2008	
2010-2011	1	05-Jun-2008	31-Jan-2011	
2009-2010	1	05-Jun-2008	13-Apr-2009	
2009-2010	1	05-Jun-2008	13-Apr-2009	
2010-2011	1	05-Jun-2008	17-Apr-2010	
2010-2011	2	05-Jun-2008	09-Jul-2010	
2010-2011	2	05-Jun-2008	25-Oct-2010	
2012-2013	2	05-Jun-2008	06-Jul-2012	

Sl.No.	Sub-Head	Date of Payment	Amount (Rs.)
1.	Ground Rent	31 Jul 2009	1659
		Total	1659

Sl.No.	Sub-Head	Amount (Rs.)	Date From	Date To
1.	Ground Rent (RGR)	3318	15-Jul-2010	14-Jul-2012
2.	Ground Rent	26781	16-Jul-2012	31-Dec-2012
3.	Ground Rent	30375	01-Apr-2010	30-Jun-2010
4.	Ground Rent	30375	01-Oct-2008	31-Dec-2008
5.	Ground Rent	34931	01-Oct-2008	31-Dec-2010
6.	Ground Rent	40171	01 Apr-2012	30-Jun-2012
7.	Ground Rent	40171	01-Jan-2012	31-Mar-2012
8.	Ground Rent	40500	01-Jun-2008	30-Sep-2008
9.	Ground Rent	455321	21-Mar-2003	14-Jul-2008
	Total	701943		

The Committee are deeply concerned to note the statement of the Secretary, Ministry of Urban Development that the office of the L&DO today is beset with manifold problems and one of the major handicaps being felt by the L&DO is acute shortage of manpower both in the administrative and technical streams. The Committee find that the original sanctioned staff strength of 276 of the L&DO was reduced to 219 following abolition of 57 posts. Even out of the 219 reduced sanctioned staff strength, only 162 incumbents are in place, exacerbating the shortage of personnel both at the officer and staff levels. As a result, the functioning of the L&DO has been virtually paralysed in critical areas like computerization, revenue recovery, eviction and inspection of properties. It is a matter of serious concern and worry that the staff strength of the L&DO was last reviewed a decade ago. Although the L&DO has been taking up the matter with the Ministry of Urban Development which in turn approached the Department of Personnel and Training in 2010 and 2011, nothing concrete has come out. The Committee are apprised that post evidence, the Secretary, Ministry of Urban Development wrote to the DoPT on 1st August, 2011 requesting them to provide adequate staff to the office of the L&DO. The Committee desire that the Ministry of UD vigorously pursue the matter with the DoPT so that the L&DO gets the minimum required manpower for its smooth functioning. Keeping in view the typical rule that if there is a post which remains vacant for one year, it gets abolished, the Secretary, Ministry of Urban Development needs to act swiftly to get the requisite manpower definitely within one year so that the staff strength of the L&DO is not depleted further. Till such time, efforts may be made to recruit people on contractual basis, the Ministry's reservations in this regard notwithstanding, to facilitate recovery of revenue, inspection of properties, the eviction of encroachers and discharge of other important functioning of the L&DO. The Committee would like to be apprised of the steps taken in this regard and the response of DoPT within three months of the presentation of this Report.

Action Taken

The original staff strength of L&DO numbering 276 has been reduced to 215 due to abolition of vacant posts.

The L&DO Office is presently working with an incumbency of 151 personnel as against a sanctioned strength of 215 posts.

1. Five out of the six sanctioned posts of Dy. L&DO are filled up. One post is vacant.

2. Consequent to designation of the L&DO as an attached office of M/o UD from hitherto status of subordinate office, 14 posts of UDC's are now borne on the CSCS cadre of M/o UD. The M/o UD has posted 4 UDCs recently. The matter is being pursued periodically and rigorously at the highest level for filling up the remaining posts.

3. The Recruitment Rules (RRs) for the posts of PRO, VLO, Superintendent and Assistant are under the process of amendment to facilitate expeditious filling up as and when vacancies arise in these cadres. RR for the posts of VLO/Suptt. have been

discussed with UPSC on 06.09.2012. They have suggested that the revised RRs as per the guidelines/instructions of DoP&T may be resubmitted within a period of one month so that further action in this regard could be taken by them.

4. Service of 30 persons have been outsourced as per details below:—

- (i) 8 Consultants:—They have been engaged against the vacant supervisory posts of Superintendents.
- (ii) 14 Data Entry Operators:—The input work of Nazul properties has been completed. The data input in respect of rehabilitation properties has also started.
- (iii) 8 Daily wagers:—They have been engaged against the vacant Group 'D' posts on the basis of the approval of Department of Expenditure.

ANNEXURE "B"

Vetting Comments of Audit

Action by the Ministry/L&DO on the recommendation of the PAC to pursue the matter in this regard with the DoP&T is still to be taken up. Further progress in the matter may be intimated to PAC.

Department's Reply

Framing of the recruitments rules for VLO as well as Superintendent were sent on 14.12.2012 to Govt. of India Press for notification in the Gazette. The RRs of PRO & Estate Officer are under consideration of the Ministry.

Sd-

ANNEXURE B

LAND & DEVELOPMENT OFFICE

Statement showing sanctioned strength

Sl.No.	Name of Post	Classifications	Sanctioned strength	Inposition
1.	Land & Development Officer	A	1	1
2.	Dy. Land & Development Officer	A	6	5
3.	Engineer Officer	A	1	1
4.	Public Relation Officer	A	1	Nil
5.	Vigilance-cum-Legal Officer	A	1	Nil
6.	Accounts Officer	B	1	1
7.	Settlement-cum-Managing Officer	B	1	Nil
8.	Estate Officer	B	1	Nil
9.	Building Officer	B	1	1
10.	Assistant Engineer	B	2	2
11.	Hindi Officer	B	1	1
12.	Section Officer	B	4	5
13.	Stenographer	B	1	Nil
14.	Assistant (CCS)	B	1	5
15.	Superintendent (L&DO)	C	14	8
16.	Assistant (L&DO)	C	11	7
17.	UDC	C	67	50
18.	LDC	C	25	13
19.	Hindi Translator	C	1	1
20.	Stenographer	C	8	4
21.	Accountant	C	2	2
22.	Senior Surveyor	C	1	1
23.	Surveyor	C	6	5
24.	Overseer/Technical Assistant	C	9	5
25.	Senior Draftsman	C	1	1
26.	Draftsman Grade II/Junior Draftsman	C	2	1
27.	Draftsman Grade III	C	1	Nil
28.	Drivers	C	4	3
29.	Gr. D staff	D	40	28
Total			215	151

The Committee are informed that there were 49,523 residential, 22 commercial, 9 industrial, 156 institutional and 311 residential-cum-commercial leases in 103 different locations in Delhi. But the authenticity of these figures is highly doubtful in view of the Ministry's own admission that it might not be possible to show the definite number of leases as the records were inherited from other sources *i.e.* the Notified Area Committee for the Nazul properties and the Ministry of Home Affairs for the Rehabilitation properties, at various points of time. It is beyond comprehension that an organization which is entrusted with the responsibility of the overall lease administration, including substitution of title, mutation of title, etc. of prime Government properties in Delhi, is not sure of the exact number of the leased properties in various categories on the plea that records were inherited from other sources. The Committee are startled that the L&DO on its own has not made any tangible efforts to make proper survey or inspection of the leased properties, rather it sat pretty on the records it inherited instead of verifying/cross-checking them to arrive at an authentic figure. The Committee, therefore, exhort the Ministry/L&DO to make urgent and time-bound efforts in this regard and apprise the Committee about the correct figures of the leased properties in various categories within three months of the presentation of this Report.

Action Taken

NAZULLAND

Methodology has been introduced to ascertain the exact inventory of properties held by L&DO, with the task of creating new data bank in respect of Nazul land. As a result thereof, it is seen that L&DO is holding Nazul land properties as per table given below:—

Total No. of properties	No. of input completed	No. of Freehold out of total No. of properties	No. of Remaining inputs	No. of files sent to National Archives	Total No. of Files not available
3373	2404	901	68	17	51

Rehabilitation Properties

The data input in respect of rehabilitation properties has also started. In spite of the huge volume of work involved, attempts are being made to complete this task by 31.12.12. The total number of residential properties is 49,523 out of which 26246 have been converted into free hold:—

Total No. of properties	No. of Freehold out of total No. of properties	No. of remaining inputs	No. of input completed
49523	26246	23277	6302

Vetting Comments of Audit

The Ministry/L&DO has initiated action to input the data in respect of lease properties as records available with them. But, the action for authenticity and actual position of the total leased properties are yet to be verified/cross checked after surveys/ inspections. Final outcome may be furnished to PAC. Although the Ministry/L&DO has been computerising its input but the figures being reflected in e-dharti application was not reflecting the true figure of data entry done. This has been admitted by the L&DO.

Further progress after completion of computerisation work in all respect may be intimated to PAC.

Department's Reply

With concerted effort 5 (five) files have been traced and data input is carried out. Efforts are on to locate the remaining files (46) and the data will be accordingly updated. The data input in respect of 11089 rehabilitation properties has also been completed.

These figures are being reflected in the e-dharti module (copy enclosed).

Sd/-
(Dharmendra)
Joint Secretary
Ministry of Urban,
Development,
Nirman Bhawan,
New Delhi

Nazul Rehabilitation**History Completed for Rehabilitation Property : 15588****Fully Completed for Rehabilitation Property : 11089**

Section-Wise Breakup of Rehabilitation Properties

Sl.No.	Section	History Completed	Fully Completed
1.	LS1	8	8
2.	LS4	1	1
3.	LS5	1	1
4.	PS1	6092	4798
5.	PS2	5830	4959
6.	PS3	3601	1271
7.	PS4	1	1
8.	RPC	54	50
TOTAL		15588	11089

The Committee are displeased to observe that the volume of transactions in all the lease administration activities like mortgage permission, substitution, mutation, sale permissions and conversions as reported in the Performance Budgets (2004-08) of the Ministry glaringly varied with the respective figures as uploaded on the website. Taking cognizance of the Ministry's assurance that efforts are being made to complete the records and reconcile the figures, the Committee impress upon the Ministry/ L&DO, to not only sincerely endeavour to rectify the mistakes but also take all precautionary and corrective measures to prevent recurrence of such glaring discrepancies so that the assertions made in the Performance Budgets are in sync with the Statement of Achievements.

Action Taken

Figures given in the Performance Budget may be treated as authentic. From 2004 to 2008 the process of computerisation was in a nascent stage. The e-dharti

reflected the system generated cases only and did not contain the manual processed cases. In the Performance Budget, both the cases were included and hence these were variance in the figures of e-dharti and performance Budget. After completion of computerisation, the figures converge. The figures in the performance budget as on 31.3.12 are 3084 and the figures in the e-dharti software enabled website are also 3084 as on 31.3.12:—

Lease Administration Activities	No. of cases as per the performance budgets for the year 2004—2008	No. of cases in the IT system for the year 2004—2008	Latest position No. of cases settled in the System as on 31.07.12 (2004—12)
Mortgage permission	118	80	96
Substitution	2412	1891	3107
Mutation	493	338	499
Sale Permission	61	17	23
Conversions	6477	5030	6995

Copy of computer generated is annexure-"I"

Vetting Comments of Audit

The Ministry/L&DO has admitted that the figure being reflected in e-dharti application was not reflecting the true figure of data entry done.

In view of this, appropriate action may please be taken up and final outcome thereof may be intimated to PAC.

Department's Reply

Efforts have been made to ensure completeness and correctness of all the figures. In this regard assistance of NIC has been taken to sort out the discrepancies in e-dharti application.

LAND MANAGEMENT INFORMATION SYSTEM
LAND AND DEVELOPMENT OFFICE
MINISTRY OF URBAN DEVELOPMENT

Review Report-Results 07-Sept. 2012, 05:16:26 PM

Section **All Sections**
From **01 April, 2004 to 31 July, 2012**

Application for	Opening Balance	Received	Total	Settled	Closing Balance
Conversion	BreakUp Details	8103 BreakUp Details	8103	6995 BreakUp Details	1108 BreakUp Details
Substitution	BreakUp Details	3955 BreakUp Details	3955	3107 BreakUp Details	848 BreakUp Details
Mutation	BreakUp Details	717 BreakUp Details	717	499 BreakUp Details	218 BreakUp Details
Sale Permission	BreakUp Details	35 BreakUp Details	35	23 BreakUp Details	12 BreakUp Details
Mortgage Permission	BreakUp Details	144 BreakUp Details	144	96 BreakUp Details	48 BreakUp Details
Gift Permission	BreakUp Details	7 BreakUp Details	7	4 BreakUp Details	3 BreakUp Details

The Committee are dissatisfied to note that there is lack of effective and efficient processing and disposal of lease applications for various lands by L&DO. Although the Citizen's Charter for Lessees of the L&DO stipulates that the L&DO will ensure quality of service by disposing off the applications within a period of three months from the date of receipt, provided the information and papers submitted by the lessee are in order, yet the Committee find that as high as 51 percent of the cases were settled after considerable delays ranging from 6 to 24 months or even more. The Ministry have attributed the reasons for such inordinate delay primarily to the complications involved in the respective cases themselves and non-submission of the complete information by the applicants. The Committee are not convinced by the reasons adduced by the Ministry for taking, as much as two years in some cases to dispose off the lease applications more so when lease applications for 909 properties were processed with remarkable speed and disposed off within 15 days and even in lesser time. The Committee would like to have the detailed breakup of these properties/lease holders in due course. They are also of the view that a system should be devised whereby only applications complete in all respect and accompanied by essential documents are received and the processing of applications received monitored constantly to meet the objectives of the Citizen's Charter.

Action Taken

The time-limit prescribed in the Citizen's Charter is scrupulously adhered to in respect of applications which are complete in all respects. The fact that whenever documentation is complete, the time taken is far less than the time stipulated in the Citizens Charter is borne by the fact that 909 cases in which the documentation was complete and without infirmity, the processing was completed and service delivered within the period stipulated in the Citizen Charter. The trends of disposal of cases *w.e.f.* 1.04.2006 to 30.6.2012 is reflected in the table given below. In majority of cases several complications arise such as family feud and consequent complaints, court cases etc.; all of which contribute to delay. L&DO has to exercise due diligence to safeguard interests of the Govt. and genuine lessees and ensure due diligence in this regard. To meet this end, L&DO has also prescribed an elaborate system of verification to avoid possible frauds & forgery. In deference to the advice of the Committee, instructions have been issued in respect of incomplete and deficient applications for conveying the deficiencies to the applicant along with summary return of the application within 15 days of receipt of applications at the time of initial scrutiny. A copy thereof is *Annexure-C*.

Total No. of cases received and disposal trends from 1.4.2006 to 30.6.2012.

Application for	Opening Balance	Received	Total	Settled	Closing Balance
Conversion	132	5431	5563	4421	1142
Substitution	74	3186	3260	2434	826
Mutation	15	562	577	367	210
Sale Permission	5	25	30	18	12
Mortgage Permission	2	114	116	73	43
Gift Permission	0	4	4	1	3

Vetting Comments of Audit

As the L&DO's office order dated 26 July, 2012 regarding application received for lease management in the office which are not complete in all respect should be returned in original to the applicant highlighting the deficiency within the period of 15 days. Despite this 1209 applications were pending as on 16.10.2012 for conversion.

Further, the details/break up of 909 cases were not made available to audit.

Moreover, the figures of lease management (conversion, mutation, mortgage, substitution and conversion) shown in the PAC observation and recommendation were not matching with the MIS report generated on 16 October, 2012 through LMIS. This is also admitted by the L&DO that there are discrepancies in the data of e-dharti.

Needful correction and status of these applications may please by submitted to the PAC.

Department's Reply

During the period of 1.4.2006 to 30.6.2012, a total of 9550 applications were available in L&DO out of which 7314 cases have been settled. (out of these 7314 cases, 649 cases were rejected).

ANNEXURE C

F-28011/22/11-DCN/294
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAWAN, NEW DELHI

Dated the 26 July, 2012

OFFICE ORDER NO.03/12

Subject: Time-bound processing of applications of Conversion/Substitution/
Mutation/ Sale/Mortgage/Gift Permission, etc. — regarding.

It has been decided that from now onwards all applications of Conversion/
Substitution/Mutation/Sale/Mortgage/Gift Permission, etc. shall be processed in a
time-bound manner. Action should be initiated within 15 days of receipt of application
in the concerned Section.

2. The applications which are not complete in all respects and/or in which any
deficiency is observed, should be returned in original to the applicant highlighting
the deficiency within the period of 15 days.

3. This issues with approval of the competent authority.

Sd/-
(Sumit Gakhar)

Dy. Land & Development Officer

To

1. P.S. to UDM
2. Sr. PPS to Secretary (UD)
3. PS to JS (L&W)
4. All Officers
5. All Sections
6. Guard file of CDN section

The Committee note that although the scheme of conversion of leases to freehold
was introduced in April, 1992 and modified four times in its scope and coverage in the
years 1996, 1999, 2003 and 2006, they deprecate that no provision for mandatory
inspection of such leases prior to the conversion which might have detected cases of
unauthorized construction, misuse, encroachments, etc. was made at any point of
time. It is all more worrisome that the Register of Inspections is not being maintained
to ascertain the exact number of inspections and particulars of the properties being
inspected by the L&DO. Moreover, the L&DO Manual prescribes periodical inspection
of all properties but surprisingly, the periodicity of inspections has been raised from
one year to three years due to severe scarcity of technical manpower. This is deplorable,
to say the least. The Committee are shocked to observe that conversion has been
going on for years together without adequate and proper inspection of the properties.

They urge the Ministry to ensure 'henceforth' that all the properties under the control of the L&DO are periodically inspected to detect unauthorized construction, misuse and encroachments. Such inspections should be carried out *suo motu* as well, apart from receipt of specific and actionable complaints. Being accountable to Parliament, the Ministry cannot wash off their hands by just stating that the onus of mandatory inspections lies with the L&DO, an attached officer, who must be aware of the ramifications of any laxity or complicity in its approach on the matter. As the nodal Ministry, they ought to help the L&DO to address the constraints like acute shortage of manpower which impedes regular inspections of the properties. The Committee further recommend that the Ministry should regularly and appropriately take up the matter with the Ministry of Home Affairs and Delhi Government so that the properties under the control of NDMC and MCD are also inspected regularly so as to remove and prevent encroachments on public land.

Action Taken

Inspection of property is mandatorily carried out in each case of conversion from leasehold to freehold. Removal of encroachment is a pre-condition for conversion. During 2011-2012, 448 inspections have been carried out for the purpose of conversion. Now the Computerised Inspection Register has been maintained. Total inspections made during the same period for different purposes, other than conversion, which includes periodical inspection was 1136.

Computerized Inspection Register

Inspection of properties has been done since 2005-2006 onwards as per table given below:—

Sl. No.	Financial Year	Property Type	Requests Generated	Notices Sent	Show Cause Notices Sent	Inspections Done
1	2	3	4	5	6	7
1.	2005-2006	Commercial, Green, Petrol pump, Religious, Industrial, Residential, Institutional, Industrial Embassy etc.	497	533	375	424
2.	2006-2007	Commercial, Green, Petrol pump, Religious, Industrial, Residential, Institutional, Industrial Embassy etc.	761	945	652	633
3.	2007-2008	Commercial, Green, Petrol pump, Religious, Industrial, Residential, Institutional, Industrial Embassy etc.	1406	1551	786	825

1	2	3	4	5	6	7
4.	2008-2009	Commercial, Green, Petrol pump, Religious, Industrial, Residential, Institutional, Industrial Embassy etc.	1252	1519	892	939
5.	2009-2010	Commercial, Green, Petrol pump, Religious, Industrial, Residential, Institutional, Industrial Embassy etc.	1448	1587	993	962
6.	2010-2011	Commercial, Green, Petrol pump, Religious, Industrial Residential, Institutional, Industrial Embassy etc.	1592	1851	1134	1166
7.	2011-2012	Commercial, Green, Petrol pump, Religious, Industrial Residential, Institutional, Industrial Embassy etc.	1538	1963	1162	1136
8.	2012-2013	Commercial, Green, Petrol pump, Religious, Industrial Residential, Institutional, Industrial Embassy etc.	766	722	426	396

Computerised squatter register has been operationalised. The application package also in-corporates separate login for each JC/Overseer, where findings regarding encroachments during *suo moto* inspection can also be mapped. Encroachment coming to the notice shall be so mapped in the squatter register in the relevant monthly report and accordingly action is taken under PPE Act.

Out of total of 147 encroachments on the L&DO land, 62 have been resumed and handed over to CPWD, 4 have been sealed, 11 have been evicted, 12 in which notices/demand have been sent and 58 cases are under litigation as may be seen from the printed copy of the squatter register at **Annexure-"D"**.

The matter has also been taken with M/O Home Affairs and GNCTD. Copy of Letter dated 23.08.12 at **Annexure-"H"**.

Further the GNCTD has constituted STF for demolition of encroachments on public land in which L&DO is associated. L&DO works hand in hand with other agencies in this regard.

Vetting Comments of Audit

The Ministry/L&DO made request (August 2012) to the Ministry of Home Affairs and Delhi Government to take appropriate action in this regard. Further progress in this regard may please be submitted to PAC.

The periodicities for conducting inspection of properties were found very low as there are 60,526 leases comes under the control of L&DO.

Department's Reply

M/o Home Affairs has already forwarded the letter to concerned local bodies under intimation to PAC. Even though the number of leases administered by L&DO is quite large, the number of surveyors are very few. Keeping in view the workforce available with L&DO, the inspections and surveys are carried out to the maximum possible extent. Out of a total of 147 encroachments on the L&DO land, 64 have been resumed and handed over to CPWD, 2 have been sealed, 11 have been evicted and in case of 12 others, notices/demand have been sent while 58 cases are under litigation. (copy of the squatter register is enclosed for ready reference)

ANNEXURE H

F.NO. 16015/2/2012-DELHI-II
GOVERNMENT OF INDIA
MINISTRY OF HOME AFFAIRS

New Delhi, Dated the 4th September, 2012

Office Memorandum

Subject: Fifty-ninth Report of the Public Accounts Committee (15th Lok Sabha) on 'Functioning of Land and Development Office' based on C&AG Report No. 6 of 2009-10.

The undersigned is directed to refer to the Ministry of Urban Development's Office Memorandum No. Enf.15-7(5829)/12/53 dated 27th August, 2012 on the subject cited above and to say that views of this Ministry in the matter have already been communicated to the Lok Sabha Secretariat and Ministry of Urban Development *vide* this Ministry's Office Memorandum of even number dated the 17th May, 2012 (copy enclosed).

Sd/-
(A.K. Das)

Under Secretary (Delhi)

Tele: 23092688

To

Shri R.V.S. Mani
Deputy Land & Development Officer
Land & Development Office
Ministry of Urban Development
Nirman Bhawan
New Delhi.

S.NO. 2(P)
F.NO. 16015/2/2012-DELHI-II
GOVERNMENT OF INDIA
MINISTRY OF HOME AFFAIRS

North Block, New Delhi
Dated the 17th May, 2012

Office Memorandum

Subject: Fifty-ninth Report of the Public Accounts Committee (15th Lok Sabha) on 'Functioning of Land and Development Office' based on C&AG Report No. 6 of 2009-10.

The undersigned is directed to refer to Lok Sabha Secretariat's Office Memorandum No. 58/2/2010/PAC dated the 7th May, 2012 on the subject cited above and to say that as per entry 7(a) (ii) of the subjects allocated to Department of States under the Second Schedule of the Government of India (Allocation of Business) Rules, all powers and functions of the Central Government as per the provisions of the Delhi Municipal Corporation Act, 1957 and the New Delhi Municipal Council Act, 1994, **except matters pertaining to "Land" and "Building bye-laws"**, have been allocated to Department of States in this Ministry. The matters pertaining to "Land" and "Building Bye-laws" are dealt in the Ministry of Urban Development and in such matters, the Ministry of Urban Development directly deals with the Delhi Municipal Corporations and the New Delhi Municipal Council.

2. Since paragraph No. 8, 19, 20 and 25 of the observation/recommendation contained in Fifty-ninth Report of the Public Accounts Committee (15th Lok Sabha) relate to the subjects "Land" and enforcement of Building Bye-laws, these may also be appropriately handled by the Ministry of Urban Development. In view of this, a copy of the afore-mentioned reference received from the Lok Sabha Secretariat is being forwarded to Ministry of Urban Development for taking appropriate action in the matter.

3. This issues with the approval of Joint Secretary (UT) in this Ministry.

Sd/-
(A.K. Saxena)
Director (Delhi)
Tel.: 23094387

Lok Sabha Secretariat
(Shri Abhijit Kumar, Director)
Parliament House Annexe,
New Delhi-110001.

Copy along with a copy of Lok Sabha Secretariat's Office Memorandum No. 58/2/2010/PAC dated the 7th May, 2012, forwarded for necessary action to Dr. Sudhir Krishna, Secretary, Ministry of Urban Development, Nirman Bhawan, New Delhi.

Sd/-
(A.K. Saxena)
Director (Delhi)

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND AND DEVELOPMENT OFFICE
NIRMAN BHAWAN: NEW DELHI

No. Enf. 15-7(5829)/12

Dated: 27/08/2012

Office Memorandum

Subject: Fifty-ninth Report of the Public Accounts Committee (15th Lok Sabha) on 'Functioning of Land and Development Office' based on C&AG Report No. 6 of 2009-2010.

The undersigned is directed to state that the Public Accounts Committee in its 59th Report Lok Sabha based on C&AG Report No. 6 of 2009-2010 relating to functioning of Land and Development Office under the Ministry of UD has *inter alia* recommended that the Ministry should regularly and appropriately take up the matter with the Ministry of Home Affairs and the Delhi Government so that the properties under the control of NDMC and MCD are also inspected regularly so as to remove the prevent encroachment on public land.

2. Ministry of Home Affairs is accordingly requested to take appropriate action in this regard.

Sd/-
(R.V.S. Mani)

Dy. Land & Development Officer

1. Dr. A.K. Saxena,
Director (Delhi) UT Division,
Ministry of Home Affairs,
North Block,
New Delhi.
2. Shri Chetan Sanghi,
Chief Executive Officer,
Delhi Urban Shelter Improvement Board,
Punar Niwas Bhawan,
I.P. Estate,
New Delhi.

The Committee are saddened that various basic records like the Ground Rent Register, the Squatter Register and the Register of Damages are not being maintained by the L&DO for the last 40 years. The Ministry's submission that the details of the records are being maintained in the respective individual property files is flawed. Equally deprecating is their reasoning that maintenance of the details of the properties

is independent of the updation of the Registers in view of their own admission of non-updation of the Ground Rent Registers since 1984-85. The Committee hardly need to stress the indispensability of the requirement of an office like L&DO to maintain the consolidated records at one place both in the electronic format and in the manually maintained Registers, instead of relying on scattered individual files to avoid possible misuse or fraud. The Committee, however, note the assurance of Ministry of Urban Development that the L&DO has started maintaining the various Registers and started computerization substantially. The Committee desire that due care be taken to ascertain the data being recorded/transferred. The Committee also desire that a specific periodicity be prescribed for the inspection of the Registers/Ledgers by the supervisory officers so as to rectify the anomalies, if any, besides taking action against the officers who fail to make timely entries in the Registers.

Action Taken

The following Registers are maintained in the L&DO:

- (i) Ledger, which keeps an account of revenue records of the property.
- (ii) Property Register, which contains the details of properties under the control of L&DO.
- (iii) Ground Rent Register contains the details of ground rent recoverable and recovered in respect of the properties.
- (iv) Squatter register has been operationalised. Encroachment coming to the notice shall be so mapped in the squatter register.
- (v) Register of Damages which keeps an account of breaches and misuse charges levied on lessee.

Earlier, these Registers were not properly maintained. As a methodology to improve the functioning of L&DO, these Registers are now maintained in computer. Ledger has been computerized. On receipt of payment challan deposited by the lessee, it is immediately cross-verified in the computer system. This is a daily process. As such, oversight by supervisory staff has now become inbuilt in the system. However, the Accountant and Accounts Officer will verify the entries in these registers once a week.

Computer generated copy of ledger, ground rent register, property register, Squatter register, damage register is at **Annexure D**.

Vetting Comments of Audit

The register/basic records have been created in the computerised forms and the input details of properties/leases were in progress.

But, the information filled in the proforma of these register were incomplete as various columns of Proforma have been left blank in respect of Ground rent register and squatter register. MIS report is not being generated through the LMIS to verify the true and fair picture in respect of ground rent received and due against the each property. There were many discrepancies noticed in the MIS reports.

Necessary action on account of rectification of the discrepancies may be done and final outcome in this regard may please be submitted to PAC.

Department's Reply

All the relevant Registers are being completed in all respects. The Squatter Register shows all the vital details like the date of encroachment, Date of Inspection, Date of removal of encroachment, Demolition details like the date when the demolition took place. A sample copy of the Ground Rent Registers and Squatter Register showing all the columns duly filled is enclosed. Further, regular periodical checks are being carried out.

The Committee note that the Ministry/L&DO have started, albeit very late, harnessing the Information Technology to make the functioning of L&DO smoother, faster, contemporary and above all transparent with a view to providing hassle free and efficient services to the public. The Committee are informed that in the matter of computerization of land records, first priority is being accorded to the commercial lease hold properties which fetch higher revenue and as on March, 2012 out of 3373 such properties, 901 had been converted to freehold and out of the remaining 2472 commercial lease hold properties, computerization pertaining to 2404 properties was complete. The Committee desire that the computerization of the remaining 68 commercial leasehold properties be finished expeditiously as the actual achievement in this regard falls short of the assurance given to the Committee for completing the process of computerization of the commercial lease hold properties by December, 2011. The Committee also recommend that vigorous efforts be made to maintain the momentum and complete the computerization of the rehabilitation properties and all files, ledgers, registers etc., by June 2012 in accord with the assurance of the Secretary, Ministry of Urban Development so as to bring in transparency and public scrutiny of the overall property management by the L&DO.

Action Taken

NAZULLAND

As a methodology to improve the functioning of L&DO, these Registers are now maintained in computer system. Methodology has been introduced to ascertain the exact inventory of properties held by L&DO, with the task of creating new data bank

in respect of Nazul land as a result thereof it is seen that L&DO is holding Nazul land properties as per table given below:—

Total No. of properties	No. of input completed	No. of Freehold out of total No. of properties	No. of Remaining inputs	No. of files sent to National Archives	Total No. of Files not available
3373	2404	901	68	17	51

Rehabilitation Properties

The data input in respect of rehabilitation properties has also started. In spite of the huge volume of work involved, attempts are being made to complete this task by 31.12.12. The total number of residential properties is 49,523 out of which 26246 have been converted into free hold.

Total No. of properties	No. of Freehold out of total No. of properties	No. of Remaining input	No. of inputs completed
49523	26246	23277	6302

Vetting Comments of Audit

The inputs of the details of leases/properties were under progress.

Further progress in this regard and efforts made to trace out the 51 files states to have been not available, may please be submitted in due course to PAC.

Department's Reply

With concerted efforts, 5 (five) files have been traced and data input is carried out. Efforts are on to locate the remaining files (46) and the data will be accordingly updated. The data input in respect of 11089 rehabilitation properties has also been completed.

These figures are being reflected in the e-dharti module.

The Committee are highly concerned to note that Phase I of the establishment of a mapping system which was awarded to the NIC at a debatable high cost of 80 lakh, paid between September, 2001 and March, 2002, for execution by March 2002, had not even commenced as of March, 2009. Worse still, the amount paid to the NIC was not refunded for which the Ministry/L&DO propose to utilize the amount for procuring new hardware and software from the NIC. The Committee are also surprised to observe that although the process of topographical survey of land under the control of the L&DO to establish the mapping system was initiated in 2001 the tenders for the same were floated as late as in December, 2010. To compound the ill-conceived proposal of the Ministry, the work was finally abandoned as the Defence Ministry did not give permission for high resolution aerial photography which was needed for the

topographical survey. This is a sad commentary on the Ministry's functioning especially in view of the fact that the Delhi Government were successful in getting the permission from the Defence Ministry and mapping the land, using a different technology *i.e.* Satellite which the Ministry of Urban Development could not even anticipate. Now that the Delhi Government have accomplished the job, the Ministry have no option but to share the spatial data under the 3D mapping system developed by the former. While deploring the imprudent planning and unfruitful expenditure on the part of the Ministry/L&DO, on matters involving public importance and public money, the Committee recommend that such laxity at the cost of the national exchequer be discarded forthwith and lack of due diligence viewed as dereliction of duty. The Committee are also of the firm opinion that requisite interest on 80 lakh, which was held by the NIC for almost a decade without accomplishing the assigned job, be charged upon and recovered from them along with the principal amount as per the contractual agreements for the simple reason that a defaulting firm, whether Government of private, should in no case be allowed to go scot free for breach of contract.

Action Taken

The amount of Rs. 80.00 lakh has since been realized from NICSI. As regards the interest amount, a demand has been issued on 19.07.2012 to NICSI for recovery of Interest. A reminder in this regard was issued on 31.08.2012.

Vetting Comments of Audit

The amount of interest has not been realised so far from the NICSI, further development in this regard may please be submitted to PAC.

Department's Reply

L&DO is pursuing to realise the amount of interest from NICSI. Last communication on the issue was sent on 07th December, 2012.

Annexure "L"

ANNEXURE L

NO. ADMN.14(27)/26/98-(L&DO)/1825
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND AND DEVELOPMENT OFFICE

Nirman Bhavan, New Delhi

Date: 07.12.12

To,

The Executive Director,
National Informatics, Centre Services Incorporated,
6th Floor, Hall No. 3,
15-NBCC Tower
Bhikaji Cama Place
New Delhi

Subject: Reconciliation of funds released to NICSI by this Office under various heads — reg.

Sir,

I am directed to refer to this office letters of even number dated 19.07.2012, 31.08.2012 and 19.10.2012 on the above-mentioned subject and to state that no reply from NIC/NICSI has been received in this regard so far. As the PAC is pressing hard in this regard, NIC/NICSI may please furnish its reply immediately enabling this office to further necessary action in this regard.

Yours faithfully,

Sd/-

(Anil Kumar)

Dy. Land and Development Officer

Copy for information and necessary action to:

The Senior Technical Director and HOD, NIC, Nirman Bhavan, New Delhi

Dy. Land and Development Officer

The Committee note that the RGR Cell was revived in February, 2010 and the process of revision of Ground Rent in case of all Nazul leases has been completed except in 45 cases which are also being attended to. But the Ministry's inability to set a definite time-frame to revise the Ground Rent for all the leases and recover the outstanding dues, on the pretext of litigations and court cases, is not acceptable to the Committee. In their considered view, the Government must act in conformity with the legal provisions and judicial pronouncements to avoid or minimize litigation. The Committee, therefore, exhort the Ministry to act and put in place an effective oversight mechanism so as to ensure proper assessment of outstanding dues on Ground Rent and their recovery within a definite time-frame.

Action Taken

Steps were initiated to recover the outstanding dues.

With a view to recovering the outstanding ground rent at the earliest, the Ministry has completed revision of ground rent in the case of all Nazul leases except those under litigation.

Besides this, any other service to the lessee is provided only after recovering all outstanding dues including ground rent. In order to streamline the collection of ground rent, the relevant Registers are being computerized under the overall scheme of computerization in L&DO.

Vetting Comments of Audit

The final outcome after completion of computerisation of the relevant registers and actual status of collection of ground rent of the 45 cases may be provided to PAC.

Department's Reply

The ground rent in 23 cases has already been recovered. In respect of other cases, recovery is under process and is expected to be completed shortly.

According to the Ministry, there was an accumulated revenue loss of 2 crore (approximately) to the L&DO due to regular revision and non-revision of the ground rent, although there is no scientific basis for the estimation of the amount. As an after-thought, the Ministry have expressed the view subsequently that the accumulated revenue loss shown as Rs. 2 crore was not a loss in actual money terms but a deferred payment and since the recovery is being done as per the policy decision of the Government, there is no ground to term it as loss or profit. The Committee outright reject the contention of the Ministry and wish to caution the Ministry that such a fallacious argument and faulty implementation of the policy decision coupled with inaction for a longer period causes loss of revenue to the Government. In the instant case, the Ministry have been clinging to a policy decision taken almost three decades back which has undisputedly outlived its utility and it cannot be used as a shield for every non-performance and lapse. The Committee therefore impress upon the Ministry

to revisit the issue, and take appropriate measures to calculate the revenue loss to the Government due to irregular revision or abnormal delay in revision of the Ground Rent and also set a specific time-frame to recover the amount along with penal interest from the leases concerned.

Action Taken

Any service to the lessee is provided only after recovering all outstanding due including ground rent. Revision of ground rent in respect of Nazul leases has been completed. The lessees have been issued notices to pay the arrears of revised ground rent. Interest will be recovered wherever there is delay in the payment. However, such revisions will be carried out as and when it falls due in each case.

In the computerized system, provision of Revision of ground rent has been incorporated. When inputs are complete, system generated revision of ground rent will be carried out as and when it falls due in each case.

Vetting Comments of Audit

The reply of the Ministry/L&DO is silent on the actual revenue loss on the irregular revision or abnormal delay in revision of the ground rent. The same may please be worked out and submitted to the PAC.

Department's Reply

There is no loss of revenue in real terms because even if there is delay, the interest dues are always charged and recovered accordingly. The delay in revision of ground rent entails recoveries of revenues from retrospective effect. The following figures of collection of ground rent revenue for the period 2008-09 to Dec., 2012 are under:—

Ground Rent	2008-09	Rs. 92.77 crores
Ground Rent	2009-10	Rs. 92.27 crores
Ground Rent	2010-11	Rs. 76.86 crores
Ground Rent	2011-12	Rs. 49.10 crores
Ground Rent	2012-13	Rs. 30.36 crores (upto Dec.12)

The Committee are extremely concerned to note that an amount of Rs. 516.19 crore is outstanding on account of recoverable Ground Rent and other dues like misuse and damages against eight Hotels. The outstanding dues include Rs. 304 crore against the Bharat Hotel, Rs. 97.94 crore against Samrat Hotel, Rs. 60.90 crore against Le-Meridian Hotel, Rs. 29.57 crore against Taj Man Singh Hotel, Rs. 12.88 crore against Claridges Hotel, Rs. 5.96 crore against Ashoka Hotel, Rs. 3.07 crore against Taj Palace Hotel and Rs. 1.5 crore against the Janpath Hotel. The Ministry have apprised the Committee that the delay in the recovery of the outstanding dues in the cases of

hotels with NDMC/DDA is due to the pendency of a policy decision required on the issues of payment of interest and charges for misuse and damages. The Committee are not satisfied with the reasoning as nowhere the Ministry have been able to convince the Committee that they are taking proactive measures to either convince the Government or expedite the recovery of outstanding dues from the defaulting Hotels. The Committee, therefore, impress upon the Ministry to take up the matter with a sense of urgency at the appropriate level so that the policy decision on the matter is finalized without further delay to facilitate recovery of the outstanding dues.

Action Taken

The Committee's advice is taken with all its seriousness. Earnest efforts are being made to settle each of the disputes with the hotels. Secretary (UD) has held meetings with NDMC on 01.08.2011, 26.8.2011, 14.11.2011 and 11.6.2012 to sort out issues relating to Bharat, Le-Meridian & Taj Mahal Hotels. NDMC has been asked to work out the amount which would be payable after notionally including the percentage of commercial use permitted in the Master Plan from time to time and revert to L&DO for further consideration of the matter. Interest is payable on all delayed payments. This Ministry does not consider it prudent to waive off interest as a matter of policy. Only in those cases where the principal amount is itself found not payable due to cogent reasons, payment of interest will be waived. The NDMC has submitted a detailed representation, which was also discussed at the last meeting.

The Hotel Samrat has been personally inspected by the Dy. L&DO and EO. Several of the reported breaches have been found to be condonable as per the policy of L&DO. The outstanding dues from Samrat Hotel are being revised accordingly. Hotel Ashoka has reported removal of breaches. Re-inspection has been carried out to verify the same. Its outstanding dues are also being revised accordingly. The building plan of Hotel Claridges sanctioned by the competent authority, NDMC has since been accepted by L&DO and the demand has been revised accordingly. The Hotel has paid up the dues now. Accounts are being reconciled in respect of Taj Palace Hotel. Representation submitted by Jan path Hotel is also being examined.

The following payments have been received from Hotels. (From Oct. 11 to June 12).

1. Ground rent & Interest from 7/07 to 7/12	Hotel Ashoka	Rs. 5,86,105.00
	Hotel Samrat	Rs. 5,71,555.00
2. Ground rent & Interest	Hotel Taj Palace	Rs. 1,43,29,308.00
3. Ground rent & Interest etc.	Hotel Claridges	Rs. 4,53,34,876.00
4. Ground rent for 2012-13	Hotel Taj Man Singh	Rs. 2,28,700.00
	Hotel Le-Meridian	Rs. 24,91,632.00
	Hotel Bharat	Rs. 43,91,211.00

Vetting Comments of Audit

The recoveries of the remaining outstanding dues (damage charges, misuse charges, additional ground rent and interest on belated payment & Ground rent) against these hotels may also please be submitted to PAC.

Department's Reply

The matter in respect of Hotel Claridges has been settled after taking advise of M/o Law and a fresh demand was raised *vide* letter dated 11.06.2012 and the payment received on 15.06.2012. Reminder to NDMC has been issued *vide* letter dated 13.12.2012 (copy enclosed - Annexure "M") for payment of dues of Hotel Taj Man Singh, Hotel Le-Meridian & Hotel Bharat. Further the amount towards Ground Rent for the year 2012-13 from Hotel Samrat and for the period 2010-2012 from Hotel Ashoka have also been received, details of payment is as under:—

1.	Hotel Samrat	Ground Rent for the period 2012-13 on 11.1.2013	Rs. 5,71,555.00
2.	Hotel Ashoka	Ground Rent for the period 2010-2012 on 13.6.2012	Rs. 3,17,325.00
3.	Hotel Claridges	Ground Rent for the period 2013-14 on 09.01.2013	Rs. 2,13,444.00

The Committee are perturbed to note that the sites of the Bharat Hotel, Le-Meridian Hotel and Taj Man Singh Hotel were originally allotted to the NDMC which sub-leased the sites without the permission of the L&DO. According to the Ministry of Urban Development, such sub-lease of the sites by the NDMC, without permission from the L&DO, is violation of the rules. The Secretary, NDMC while admitting that sub-lease is not allowed, defended NDMC's action on the ground that construction and operation are permissible. The Secretary, NDMC further submitted that the NDMC was not paying the charges raised against them by the Ministry of Urban Development for violation of rules because 50 percent of the charges raised against them were on account of interest. It was also contended that the NDMC has not yet charged interest against any Government Departments. The Committee find the admission of the NDMC quite specious and devoid of merit. They are therefore, of the considered view that the NDMC violated the rules by sub-leasing the property allotted to them, and that the Ministry of Urban Development have a lawful duty to raise demand against the NDMC for expeditious recovery of the outstanding dues including the interest. Taking note of the assurance of the representative of the Ministry of Urban Development to initiate appropriate measures for recovery of outstanding dues from the NDMC, the Committee would like to be apprised of the outcome of the measures initiated within three months of this presentation of the Report.

Action Taken

The Committee's advice is taken with all its seriousness. Earnest efforts are being made to settle each of the disputes with the hotels. Secretary (UD) has held meetings

with all concerned on 01.08.2011, 26.8.2011, 14.11.2011 and 11.6.12. NDMC has been asked to work out the amount which would be payable after notionally including the percentage of commercial use permitted in the Master Plan from time to time and revert to L&DO for further consideration of the matter. Interest is payable on all delayed payments. This Ministry does not consider it prudent to waive off interest as a matter of policy. Only in those cases where the principal amount is itself found not payable due to cogent reasons, payment of interest will be waived. The NDMC has submitted a detailed representation, which was also discussed at the last meeting held on 11/6/12. A copy of the minutes of the meeting is enclosed. NDMC has been asked to work out the amount payable to L&DO according to their contentions so that atleast partial recovery of the outstanding dues could be made at the earliest possible. The NDMC is yet to respond. In the meanwhile, NDMC has paid Rs. 71,11,543 to L&DO on account of ground rent of these Hotels.

Ground rent for 2012-13	Hotel Taj Man Singh	Rs. 2,28,700.00
	Hotel Le-Meridian	Rs. 24,91,632.00
	Hotel Bharat	Rs. 43,91,211.00

Vetting Comments of Audit

The recoveries of the outstanding dues against the hotels may be furnished to PAC.

Department's Reply

The action for recovery of outstanding dues is under process. The reminders dated 2.7.2012 and 13.12.2012 (Copy enclosed - Annexure "M") was issued to NDMC. Accounts Officer of NDMC attended this office in October, 2012 and again on 18.01.2013 for reconciliation of pending dues and with other queries.

ANNEXURE M

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND AND DEVELOPMENT OFFICE
NIRMAN BHAWAN, NEW DELHI

No. L&DO/LIII/8/13(41)/2011/275

Dated 13/12/2011

To,

The Director (Estates-I),
New Delhi Municipal Council,
Palika Kendra, Sansad Marg,
New Delhi. (FAX No. 23742762)

Subject: Outstanding dues and Sanctioned Building Plans in respect of Hotel Bharat,
Hotel Le-Meridian and Hotel Taj Man Singh.

Sir,

I am directed to refer to this Office's letter No. L-III/8/13(41)/2011/200 dated 24.8.2012 on the above cited subject wherein NDMC was asked to remit the undisputed amount in respect of Hotel Bharat, Hotel Le-Meridian and Hotel Taj Man Singh as decided in the meeting held on 3.1.2012. No response has been received from NDMC so far.

2. It is reiterated that the building plans in respect of Hotel Taj Man Singh are available in L&DO and that have been examined. The construction beyond these plans can not be disputed. The damage charges, for temporary regularisation of unauthorised ACC Sheets shed for Cycle/scooter stand at GF, are payable by you. Further, the plans had been sanctioned with excess FAR. Therefore, as per policy of this office, NDMC is liable to pay the Additional Ground Rent for excess FAR that has been conveyed to NDMC from time to time.

3. In the case of Hotel Bharat and Le-Meridian, the amount towards interest on belated payment of premium was calculated and demanded in accordance with the terms of allotment letters and hence this amount is undisputed & liability of NDMC.

4. Following undisputed amount is payable by NDMC:

A. Hotel Bharat

(i) Interest on belated payment of premium	Rs. 6,77,84,858.00
(ii) Balance of Ground Rent demanded <i>vide</i> letter dated 18.1.2010	Rs. 27,79,289.00
(iii) Intt. on Ground Rent	Rs. 6,61,41,899.00

(iv) Damage charges for unauthorised construction Demanded <i>vide</i> letter dated 19.1.2012	Rs. 3,48,52,820.00
(v) Intt. on belated payment of Damage charges	<u>Rs. 1,52,95,486.00</u>
Total	<u>Rs. 18,68,54,352.00</u>
B. Hotel Le-Meridian	
(i) Interest on belated payment of premium	Rs. 3,39,42,427.00
(ii) Balance of Ground Rent Demanded <i>vide</i> letter dated 18.1.2010	Rs. 7,530.00
(iii) Intt. on Ground Rent	Rs. 3,91,65,121.00
(iv) Damage charges for unauthorised construction Demanded <i>vide</i> letter dated 19.1.2012	Rs. 1,35,64,338.00
(v) Intt. on belated payment of Damage charges	<u>Rs. 60,85,544.00</u>
Total	<u>Rs. 9,27,64,960.00</u>
C. Hotel Taj Man Singh	
(i) Additional Ground Rent demanded <i>vide</i> letter dated 19.1.2012	Rs. 14,61,408.00
(ii) Intt. on AGR	Rs. 5,35,748.00
(iii) Ground Rent	Rs. 2,75,693.00
(iv) Intt. on Ground Rent	Rs. 52,98,069.00
(v) Damage charges for unauthorised construction demanded <i>vide</i> letter dated 19.1.2012	Rs. 1,51,54,318.00
(vi) Intt. on belated payment of damage charges	<u>Rs. 96,81,472.00</u>
Total	<u>Rs. 3,24,06,708.00</u>
Grand Total	Rs. 31,20,26,020.00

5. Further, in view of decision taken in the meeting dated 11.06.2012, the NDMC would work out the amount which would be payable after notionally including the percentage of commercial use permitted in the Master Plan from time to time and revert to L&DO for further consideration, but no response has been received so far.

6. You are, therefore, requested to remit the above-said amount towards Damage Charges for unauthorised construction, additional ground rent and interest thereon and interest on belated payment of premium immediately. This is without prejudice to

the other claims made by this office *vide* demand letters already sent to NDMC in the past.

7. You are also requested to send the complete sets of sanctioned building plans in respect of Hotel Bharat and Hotel Le-Meridian with the above-said payments so that the other issues could also be examined.

Yours faithfully,

Sd/-
(N.K. JOSHI)
Dy. Land and Development Officer
Ph. 23061325

Copy to:

Secretary, NDMC, Palika Kendra, Sansad Marg, New Delhi with the request to issue necessary direction to settle the issue.

Most Immediate
By FAX

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND AND DEVELOPMENT OFFICE
NIRMAN BHAWAN, NEW DELHI

No. L&DO/L-III/8/13(41)/09/75

Dated: 3-7-12

To,

Secretary,
New Delhi Municipal Council,
Palika Kendra, Sansad Marg,
New Delhi. (FAX No. 23742762)

Subject: Outstanding dues and Sanctioned Building Plans in respect of Hotel Taj Man Singh, Hotel Le-Meridian and Hotel Bharat.

Sir,

I am directed to refer to the minutes of meeting held on 11.6.2012 wherein it was decided that the NDMC would work out the amount which would be payable after notionally including the percentage of commercial use permitted in the Master Plan from time to time and revert to L&DO for further consideration. No response has been received from NDMC so far.

You are, therefore, requested to take necessary action as per the minutes of the meeting and revert to us immediately.

Yours faithfully,

Sd/-
(T.R. Prasad)
Dy. Land and Development Officer
Ph: 23063613

Most Immediate By FAX

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND AND DEVELOPMENT OFFICE
NIRMAN BHAWAN, NEW DELHI

No. L&DO/L-III/8/13(41)/09/046

Dated: 1-2-12

To,

Ms. Juhi Mukherjee,
Dir. Estates-I,
New Delhi Municipal Council,
Palika Kendra, Sansad Marg,
New Delhi. (FAX No. 23742762)

Subject: Outstanding dues and Sanctioned Building Plans in respect of Hotel Taj Man Singh, Hotel Le-Meridian and Hotel Bharat.

Sir,

I am directed to refer to this office letter No. L&DO/L-III/8/13(41)/09/027 dated 16.01.2012 on the above mentioned subject and to say that neither the undisputed amount has been remitted nor the complete set of building plans in respect of hotels by NDMC submitted to this office.

2. Further, the upto date demands towards damages charges, misuse charges interest thereon etc. issued *vide* letters dated 19.1.2012 have also not been paid by the NDMC so far.

3. You are, therefore, requested to remit the demanded amounts immediately and also send the complete set of sanctioned building plans with the above said payments so that the other pending issues could be examined.

Yours faithfully,

Sd/-

(T.R. Prasad)

Dy. Land and Development Officer

Ph: 23061325

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND AND DEVELOPMENT OFFICE
NIRMAN BHAWAN, NEW DELHI

F/No.I-III/8/13(41)/2011/200

Dated:24.8. 2012

To,

Ms. Juhi Mukherjee,
Dir. Estates-I,
New Delhi Municipal Council,
Palika Kendra, Sansad Marg,
New Delhi. (FAX No. 23742762)

Subject: Outstanding dues against NDMC in respect of Hotel Taj Man Singh, Bharat Hotel and Le-Meridian Hotel.

Sir,

I am directed to refer to this office letter No. L&DO/L-III/8/13(41)/2011/125 dated 02.05.2012 on the above mentioned subject and to say that in the meeting held on 3.1.2012 it was consented that the undisputed amount payable by NDMC shall be remitted. The demands which cannot be disputed are as follows:

2. Bharat Hotel	
(a) Interest on belated payment of premium	Rs. 67784858.00
(b) Balance Ground Rent demanded <i>vide</i> letter dated 18.1.2010.	Rs. 2779289.00
(c) Interest on Ground Rent	Rs. 66141899.00
(d) Damage Charges for unauthorised construction demanded <i>vide</i> letter dated 19.1.2012.	Rs. 34852820.00
(e) Interest on damages charges	Rs. 15295486.00
Total	Rs. 186854352.00
Hotel Le-Meridian	
(a) Interest on belated payment of premium	Rs. 33942427.00
(b) Balance Ground Rent demanded <i>vide</i> letter dated 18.1.2010	Rs. 7530.00
(c) Interest on ground rent	Rs. 39165121.00
(d) Damage Charges for unauthorised construction demanded <i>vide</i> letter dated 19.1.2012	Rs. 13564338.00
(e) Interest on damages charges	Rs. 6085544.00
Total	Rs. 92764960.00

Hotel Taj Man Singh

(a) Additional Ground Rent Demanded <i>vide</i> letter dated 19.1.2012	Rs. 1461408.00
(b) Interest on AGR	Rs. 535748.00
(c) Ground Rent	Rs. 275693.00
(d) Interest on Ground Rent	Rs. 5298069.00
(e) Damage Charges for unauthorised construction demanded <i>vide</i> letter dated 19.1.2012.	Rs. 15154318.00
(f) Interest on damages charges	Rs. 9681472.00
Total	Rs. 32406708.00

3. You are, therefore, requested to remit the above demanded amounts towards interest on belated payment of premium, damages charges for unauthorised construction and additional ground rent and interest thereon immediately. This is without prejudice to the other claims made by this office *vide* demand letters already sent to NDMC in the past.

4. You are also requested to send the complete sets of sanctioned building plans in respect of Hotel Bharat and Hotel Le-meridian with the above said payments so that the other issues could be examined.

Yours faithfully,

Sd./-

(T.R. Prasad)

Dy. Land & Development Officer

Ph. No.: 23063613

The Committee observe that five hospitals namely Vidya Sagar Institute for Mental Health and Neurological Sciences (VIMHANS), Primus Ortho and Spine Hospital (POSH), St. Stephen's Hospital, Moolchand Hospital and Sir Ganga Ram Hospital were allotted land at highly concessional rates for the purpose of opening Hospital as Charitable Trusts. The condition of free treatment to the patients belonging to the Economically Weaker Sections (EWS) was one of the terms of allotment in respect of POSH and VIMHANS whereas no such condition was incorporated in the lease deeds of the other three Hospitals *i.e.* St.Stephen's Hospital, Moolchand Hospital and Sir Ganga Ram Hospital. The Committee would like to be apprised of the specific reasons for which no condition of free treatment to EWS patients by the above said three Hospitals was incorporated in their lease deeds, more so when they were allotted land at highly concessional rates. Now that these three Hospitals have approached the Delhi High Court praying for quashing of directions issued by the Ministry for free treatment of EWS patients, the Committee would also like the matter to be pursued

vigorously so that all the Hospitals who were allotted land at concessional rates extend the prescribed free treatment to the EWS patients. The Committee would like to be apprised of the outcome of the efforts made by the Ministry in this behalf.

Action Taken

It is submitted that there was no policy of incorporation of free treatment condition in the documents of allotment at the time when allotment was made to the three hospitals namely, Moolchand, Sir Ganga Ram and St. Stephen's. The condition of free treatment in the allotment letters was not incorporated in respect of any allotment made to any charitable hospital prior to 1976. The allotment made to Sir Ganga Ram Hospital was in the year 1950, Moolchand Hospital in the year 1951 and St. Stephens' Hospital during 1970, 1972 & 1976 respectively.

In pursuance of the directions of the Hon'ble High Court in Writ Petition No. 2866/2002 titled as "Social Jurist vs. Government of NCT of Delhi & Ors., an Inspection Committee, Government of NCT of Delhi (GNCTD) has been constituted to monitor free treatment for poor patients to be provided by private hospitals who have been allotted land on concessional rates. All the Private Hospitals to whom land has been allotted on concessional rates by L&DO have also been directed to comply with the directions of Hon'ble Court to provide treatment to the extent of 25 percent of outpatients and 10 percent of inpatients, free of cost.

Show-cause notices have been issued to St. Stephen's Hospital, Moolchand Hospital and Veeranwali International Hospital (Delhi Hospital Society) PRIMUS-ORTHO for non-compliance of condition of free treatment to poor. St. Stephen Hospital and Moolchand Hospital are not providing free treatment stating that they are not covered under the said obligations.

The Ministry has pursued the matter vigorously and has recently issued the policy order on 02.02.2012 for providing free treatment to poor persons of Delhi to be followed by the private hospitals, which have been allotted land by L&DO on concessional rates, as per the directions of the Hon'ble High Court and Hon'ble Supreme Court of India (copy enclosed).

ANNEXURE "F"

Vetting Comments of Audit

Ministry/L&DO may please submit the further development in this regard to PAC.

Department's Reply

Moolchand Hospital, Sir Ganga Ram Hospital and St. Stephen's Hospital have challenged the order of Government of India dated 02.02.2012 in the Hon'ble High Court of Delhi. Hon'ble Delhi High Court has granted stay on this order with the directions not to take any coercive steps pursuant to the order dated 02.02.2012. Matter is *sub-judice*. However Government of India has initiated action for vacation of the stay order granted by the Hon'ble High Court of Delhi. Sir Ganga Ram Hospital has since withdrawn the court case against the Union of India.

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND AND DEVELOPMENT OFFICE
NIRMAN BHAWAN, NEW DELHI

No. L&DO/L-IIB-18(107)/2012/42-47

Dated: 2-2-2012

ORDER

Subject: Policy of free patient treatment to indigent/poor persons of Delhi to be followed by the private hospitals allotted land by Land & Development Office on concessional rates-regarding.

Land & Development Office, Ministry of Urban Development, Government of India had allotted land to the registered societies and trusts on concessional rates for establishment of hospitals. As per the Government policy for allotment of land in force in 1943, a charitable institution was required to pay a premium at the rate of about Rs. 25,000/- to Rs. 35,000/- per acre. In 1949 the policy was reviewed and it was felt that these prevailing land rates were on the higher side it was then decided that land should be allotted to Charitable Trusts and Institutions for opening schools and hospitals at a nominal premium ranging from Rs. 2,000/- to Rs. 5,000/- per acre depending on the locality in which the land is situated subject to annual ground rent of 5% of the premium. In order to avail the concessional rate, the Institution should be non-profit making and function for the welfare of the public.

2. Thereafter, the allotments of land were made by the Land & Development Office at the rate of Rs. 2,000/- to Rs. 5,000/- per acre to 5 hospitals, namely (1) Sir Ganga Ram Hospital, (2) Mool Chand Khairati Ram Hospital (3) St. Stephen's Hospital, (4) Veeranwali International Hospital (Delhi Hospital Society)/PRIMUS ORTHO and (5) R.B. Seth Jassa Ram Hospital (initial allotment of land was made by DDA and after that an additional strip of land 773 sq. yds. was allotted by L&DO), during the period 1951 to 1976 in accordance with the said policy and at the rate of Rs. 10,000/- per acre to one hospital namely VIMHANS as per the prevailing concessional rate in 1981 keeping in mind that these hospitals were genuinely charitable in nature and would provide free treatment for the poor patients and function for the welfare of the public. Out of these 6 hospitals, the lease deed of two hospitals namely, Veeranwali International Hospital (Delhi Hospital Society)/PRIMUS ORTHO and VIMHANS had the free treatment condition to the extent of 70% of total beds 'whereas in respect of remaining four hospitals, conditions for free treatment have not been provided.

3. The Government of NCT of Delhi has issued guidelines for provision of Free Treatment facilities to patients of EWS category in private hospitals in pursuance of directions issued on 22.3.2007 by the Hon'ble High Court of Delhi in WP (C) No. 2866/

2002 in the matter of Social Jurist Vs. GNCT Delhi, which *inter-alia* includes as follows:—

- (i) The conditions of free patient treatment shall be 25% of patients for OPD and 10% of beds in the IPD for free treatment. This percentage of patients will not be liable to pay any expenses in the hospital for admission, bed, medication, treatment, surgery facility, nursing facility, consumables and non-consumables etc. The hospital charging any money shall be liable for action under the law and it would be treated as violation of the orders of the court. The Director/M.S/member of the trust or the society running the hospital shall be personally liable in the event of breach/violation/default.
- (ii) The hospital shall maintain the records which would reflect the name of the patient, father's/husband's name, residence, name of the disease suffering from, details of expenses incurred on treatment, the facilities provided, identification of the patient as poor and its verification done by the hospital.
- (iii) The hospital shall also maintain details of reference from Government hospital and the reports submitted by the private hospital to Government hospital in the form of feedback of treatment provided to the patient. The records so maintained shall have to be produced to the Inspection team, constituted by the Delhi High Court, as and when required for its verification and quarterly details should have to be sent to Directorate of Health Services (DHS), Government of NCT of Delhi (GNCTD) under intimation to the office of Land and Development Office.
- (iv) The details shall have also to be made available to the monitoring Committee constituted by Government of NCT of Delhi also as and when required.
- (v) Every private hospital shall have to establish a referral centre/desk functional round the clock, where the patients referred from Government hospital would be able to report. The referral desk shall be managed by a nodal responsible person whose name, telephone, e-mail address and fax number is to be sent to the Government Hospitals, DHS and should be prominently displayed. The hospital shall also display the facilities available at the hospital and the daily position of availability of free beds quota, so that the patients coming directly to the hospital would know the position in advance.
- (vi) In case of any change in the nodal person, the same should also be intimated within 24 hours to Government Hospitals and DHS, the list of which shall be provided shortly.
- (vii) The establishment of referral desk should be ensured within two weeks from the issue of this letter and the Director/Incharge of the hospital shall be personally liable in the event of default.
- (viii) The hospital shall send daily information of availability of free beds to the DHS, GNCTD twice a day between 9 AM - 9.30 AM and at 5 PM - 5.30 PM on all working days and also to the concerned nearby Government hospital to which the private hospital is proposed to be linked for general and for specialized purposes. The details of geographical linkage, the telephone numbers/fax numbers and the name of the nodal officer of Government hospitals shall be intimated shortly. In case no information is received within

the stipulated time from the private hospitals then it shall be presumed that the beds are available in private hospitals and the patient referred shall be accommodated.

- (ix) The patient referred by Government hospitals or directly reporting to the private hospital shall be admitted if required, and be treated totally free. As per court's directions, these patients shall not incur any expenditure for their entire treatment in the hospital.
- (x) After the discharge of such patients provided with the treatment, the hospital shall submit a report to the referring hospital with a copy to the DHS, GNCTD indicating therein the complete details of treatment provided and the expenditure incurred thereon.
- (xi) The criteria of providing free treatment would be such persons who have no income or have income below Rs. 4,000/- per month for the time being which can be revised from time to time.
- (xii) Besides admission of the patient referred from Government Hospitals, the hospital shall also provide OPD/IPD/Casualty treatment free to the patients directly reporting to the private hospitals and would inform the nearest Government hospital and to the DHS within two days of his/her admission.
- (xiii) The patients admitted in any other manner, not covered by the above guidelines shall not be entitled for claiming compliance of the conditions imposed.
- (xiv) As per directions of the court, all the hospitals stated in the judgment and/or all other hospitals identically situated shall strictly comply with the term of free patient treatment to indigent/poor persons.
- (xv) No benefits shall be applicable to such hospitals that had provided free treatment fully or partially in the past with the higher conditions as applicable for that time with regard to any set off of the expenses or otherwise on that ground.
- (xvi) The above revised conditions *i.e.* 25% free OPD patient and 10% free IPD beds and treatment on these beds shall be prospective from the date of pronouncement of judgment.
- (xvii) Such hospitals which have not complied with the conditions at all and persist with the default, for them the conditions shall operate from the date their hospitals have become functional.
- (xviii) An Inspection Committee constituted by the High Court would also inspect any of the private hospitals. The Inspection Committee shall, have to be entertained and would be facilitated to carry out physical inspection of the hospital where the free treatment has been provided and would also be shown the records of having provided free treatment. The said committee has been given the liberty to revive the petition or for issuance of any directions from the court and wherever necessary for action against violators/

defaulters under the provision of Contempt of Court Act read with Article 215 of the Constitution of India.

4. The Hon'ble Supreme Court of India while dismissing the bunch of Special Leave Petitions in the SLP Civil No. 18599/2007 *vide* its order dated 1.9.2001 has orderd that:

"25% OPD and 10% IPD patients have to be given treatment free of cost. The said patients should not be charged anything. But that will not come in the way of the concerned hospital making its own arrangements for meeting the treatment/medicines cost, either by meeting the cost from its funds or resources, or by way of sponsorships or endowments or donations."

5. The Hon'ble Supreme Court has affirmed the aforesaid directions passed by the Hon'ble High Court of Delhi. The Government of India has taken a policy decision on the basis of judgement passed by the Hon'ble Supreme Court that all the six hospitals which have been provided land by Land & Development Office must strictly follow the policy of providing treatment free of cost of 25% OPD and 10% IPD patients. The Government of India further incorporates the aforesaid conditions mentioned in the para 3 (i) to (xviii) above as a part of the terms and conditions of lease/allotment.

6. Non-observance or violation of any of the above said guidelines shall mean or be construed as violation of the terms of lease/allotment.

Yours faithfully,

Sd/-

(Mahmood Ahmed)

Land & Development Officer

To

1. Dr. A.K. Sethi,
Hony. Secretary, Trust Society,
Sir Ganga Ram Hospital,
Rajinder Nagar, New Delhi.
2. Sh. O.K. Berry,
Sh. Mool Chand Kharati Ram Hospital and
Ayurvedic Research Institute,
Lajpat Nagar-II, New Delhi.
3. The Secretary,
R.B. Seth Jessa Ram of Brain,
Charitable Trust, WEA Karol Bagh,
New Delhi.
4. The Secretary, Delhi Hospital Society,
Veranwali International Hospital,
Chandra Gupta Road. (PRIMUS ORTHO)
Chanakya Puri, New Delhi.

5. Medical Supdt.,
St. Stephens Hospital,
Tis Hazari, Delhi-110054.

6. Sh. J.N. Chaudhry, Chairman,
VIMHANS,
I-Institutional Area, Nehru Nagar, New Delhi-110065.

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/18(64)/84

Dated 11.3.2011

To,

Dr. J.N. Mohanty,
Medical Supdt. Nursing Homes,
Chairman, Monitoring Committee,
DGHS, Govt. of NCT, Delhi
D-17, Karkardooma,
Delhi-110032

Sir,

I am directed to enclose a communication received from VIMHANS reg. the steps taken by the Hospital for providing free treatment to EWS. However, it is observed from the Monthly/Quarterly Report forwarded by you in respect of the VIMHANS Hospital that achievements in OPD and IPD are low. It is therefore suggested that sufficient number of patients may be referred to VIMHANS by the Govt. Hospitals under your jurisdiction.

Encl. - one

Yours faithfully,

Sd/-

(Anil Kumar)

Dy. Land & Development Officer

VIDYASAGAR INSTITUTE FOR
MENTAL HEALTH
NEURO & ALLIED SCIENCES

To,

Sh. Anil Kumar
Dy. Land & Development Officer
Government of India
Ministry of Urban Development
Land & Development Office
Nirman Bhavan, New Delhi.

Subject: Implementation of the Directions Contained in the judgment of the High Court in CWP No. 2866/2002 and SLP CS 8876/2007 in relation to maintenance of free treatment condition by Private Hospitals having been allotted land on concessional rates.

Refer your letter no. L & DO/L-II(B)/18 (107)/09/427 dt. 15.12.2010

Dear Sir,

1. It is submitted that VIMHANS is committed to fulfil the directions given by High Court on providing free treatment to EWS.

2. The above is being periodically evaluated by Monitoring Committee. (at least every six months). The Committee has never adversely commented on our commitment/ performance.

3. Any individual entitled for the above said facilities has never been refused OPD/ IPD treatment.

4. All out efforts are being made to disseminate the availability of above facilities by way of advertisements in leading newspaper (photocopy attached), distribution of pamphlets (sample enclosed) besides displaying the same at the entrance & other prominent places in the hospital.

Yours faithfully,

Sd/-

(Dr. R.P. Arora)
Maj.Gen. (Retd.)
Chief Administrator
For Chairman
VIMHANS
21Jan. 2011

Enclose. :

Vide para 4 above.

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/11(51)/104

Dated 21.03.2012

To,

Dr. R.N. Dass,
Medical Officer Incharge,
Nursing Homes Cell,
DGHS, Govt. of NCT of Delhi
D-17, Karkardooma, Delhi.

Sir,

I am to refer to the monthly report furnished by GNCTD for the month of December, 2011, in respect of earmarked Hospitals providing free treatment to the eligible categories of patients as per requirement.

It has been observed that the compliance in respect of Primus Ortho & Spine Hospital for providing free treatment to EWS patients is below the prescribed limit. A clarification on the issue was sought from the hospital and the hospital in its reply has informed that they have not been able to get the enough EWS patients owing to its location in Chanakyapuri.

In view of this, you are requested to refer the EWS patients to Primus Ortho & Spine Hospital on a regular basis so that it can also adhere to the prescribed limit of EWS patients. A copy of such referrals may also be communicated to this office.

Yours faithfully,

Sd/-

(Sumit Gakhar)

Dy. Land & Development Officer
Tel. 23061296

The Committee observe that the Delhi High Court passed an Order in 2007 prescribing 25 per cent of the OPD beds and 10 per cent of the IPD beds for patients belonging to EWS by the Hospitals which were allotted land at concessional rates. The Committee find that in pursuance of the direction of the High Court, an Inspection Committee

headed by the Principal Secretary, Health, Government of Delhi has been constituted to monitor the free treatment of the poor patients to be provided by the private Hospitals allotted land on concessional rates. The Court itself has also constituted an Inspection Committee headed by the Medical Superintendent, Nursing Homes for the same purpose. The findings of these Monitoring Committees are a matter of extreme concern to the Committee. For example, as per the Inspection Reports, pertaining to a specific period, the percentage achieved in OPD and IPD free treatments by VIMHANS has been 8.63 and 0.8 respectively against the prescription of 25 per cent and 10 per cent. The achievement of POSH is worse which stands at 0.08 for OPD treatment and 0.31 for IPD treatment. Decrying such glaring shortfalls on the part of the Hospitals in giving the prescribed free treatment to the patients belonging to EWS and the flagrant violation of the lease, the Committee impress upon the Ministry to warn the defaulting Hospitals to mend their ways within a specific period failing which stringent and exemplary action, including cancellation of allotment, be taken against them.

Action Taken

As regards non-compliance of free treatment to the patients belonging to EWS, action under lease terms is initiated against the erring hospitals. VIMHANS Hospital has stated that they have never refused any individual for OPD/IPD treatment. The hospital has intimated that all efforts are being made by way of advertisements in leading newspapers, distribution of pamphlets besides displaying the same at the entrance & other prominent places in the hospital. In this regard this office has requested GNCTD to refer sufficient number of patients of VIMHANS Hospital so that they can fulfil their criteria (copy enclosed). POSH Hospital has informed that despite their best efforts, they have not been able to get the patients belonging to EWS owing to its location in Chanakyapuri. In this regard, this office has requested GNCTD to refer the EWS patients to POSH Hospital so that they can also fulfil their criteria (copy enclosed).

Annexure-"G"

Vetting Comments of Audit

Ministry/L&DO may please submit the further progress in this regard to PAC.

Department's Reply

GNCTD has again been requested *vide* letter no. L&DO/L-II(B)/11(51)/23 dated 21.01.2013 to send a reply to this office intimating as to whether the EWS patients are being regularly referred to Primus Ortho & Spine Hospital and VIMHANS Hospital. (Copy enclosed)

Annexure-"N"

Sd/-
Dharmendra,
Joint Secretary,
Ministry of Urban Development,
Nirman Bhavan, New Delhi.

ANNEXURE G

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
6TH FLOOR, 'A' WING
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/11(51)/148

Dated 25.04.2012

To,

Dr. R.N. Das,
Medical Officer Incharge,
Nursing Home Cell,
DGHS, Govt. of NCT of Delhi
F-17, Karkardooma, Delhi.

Subject: Request to refer the EWS patients to Primus Ortho & Spine Hospital on a regular basis.

Sir,

I am to refer to this office's letter of even number dated 21.03.2012 on the above cited subject and to say that the information on the patients referrals is still awaited from your end.

You are therefore, requested to send a reply to this office intimating as to whether the EWS patients are being regularly referred to Primus Ortho & Spine Hospital. A copy of such referrals may also be sent to this office.

Yours faithfully,

Sd/-

(Sumit Gakhar)
Dy. Land & Development Officer
Tel. 23061296

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/18(107)/09/426

Dated 15.12.2010

To,

The Secretary,
Delhi Hospital Society,
2 Chandra Gupta Road, Chanakyapuri,
New Delhi-110 021.

Subject: Implementation of the directions contained in the judgement of the High Court in CWP No. 2866/2002 and SLP CS 8876/2007 in relation to maintenance of free treatment condition by Private Hospitals having been allotted land on concessional rates.

Sir,

I am directed to refer to this office letter dated 4.8.2010 on the above cited subject and to say that as per the periodic reports provided by the Monitoring Committee, Delhi Hospital Society has kept 10% IPD beds reserved for EWS category, however, OPD achievements are found to be well below the required target.

2. You are, therefore, directed to take appropriate steps to ensure that directions issued by the Court are carried out truly and sincerely.

Yours faithfully,

Sd/-

(Anil Kumar)

Dy. Land & Development Officer

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/18(107)/09/427

Dated 15.12.2010

To,

Sh. J.N. Chaudhry,
Chairman, VIMHANS,
1, Institutional Area,
Nehru Nagar,
New Delhi-110 065.

Subject: Implementation of the directions contained in the judgement of the High Court in CWP No. 2866/2002 and SPL CS 8876/2007 in relation to maintenance of free treatment condition by Private Hospitals having been allotted land on concessional rates.

Sir,

I am directed to refer to this office letter dated 4.8.2010 on the above cited subject and to say that as per the periodic reports provided by the Monitoring Committee, VIMHANS has kept 10% IPD beds reserved for EWS category, however, OPD achievements are found to be well below the required target.

2. You are, therefore, directed to take appropriate steps to ensure that directions issued by the Court are carried out truly and sincerely.

Yours faithfully,

Sd/-

(Anil Kumar)

Dy. Land & Development Officer

ANNEXURE N

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
6TH FLOOR, 'A' WING
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/11(51)/23

Dated 21.01.2013

To,

Dr. R.N. Das,
Medical Officer Incharge,
Nursing Home Cell,
DGHS, Govt. of NCT of Delhi,
F-17, Karkardooma, Delhi.

Subject: Request to refer the EWS patients to Primus Ortho & Spine Hospital and to VIMHANS Hospital on a regular basis.

Sir,

I am to refer to this office's letter of even number dated 25.04.2012 and 18.12.2012 on the above cited subject and to say that the information on the patient's referrals is still awaited from your end.

You are, therefore, requested to send a reply to this office intimating as to whether the EWS patients are being regularly referred to Primus Ortho & Spine Hospital and VIMHANS Hospital. A copy of such referrals may also be sent to this office.

Yours faithfully,

Sd/-

(Sumit Gakhar)

Dy. Land & Development Officer
Tel. 23061296

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
6TH FLOOR, 'A' WING
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/11(51)/617

Dated 18.12.2012

To,

Dr. R.N. Das,
Medical Officer Incharge,
Nursing Home Cell,
DGHS, Govt. of NCT of Delhi,
F-17, Karkardooma, Delhi.

Subject: Request to refer the EWS patients to Primus Ortho & Spine Hospital and to VIMHANS Hospital on a regular basis.

Sir,

I am to refer to this office's letter of even number dated 25.04.2012 (copy enclosed) on the above cited subject and to say that the information on the patient's referrals is still awaited from your end.

You are, therefore, requested to send a reply to this office intimating as to whether the EWS patients are being regularly referred to Primus Ortho & Spine Hospital and VIMHANS Hospital. A copy of such referrals may also be sent to this office.

Yours faithfully,

Sd/-

(Sumit Gakhar)
Dy. Land & Development Officer
Tel. 23061296

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
6TH FLOOR, 'A' WING
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/11(51)/148

Dated 25.04.2012

To,

Dr. R.N. Das,
Medical Officer Incharge,
Nursing Home Cell,
DGHS, Govt. of NCT of Delhi,
F-17, Karkardooma, Delhi.

Subject: Request to refer the EWS patients to Primus Ortho & Spine Hospital on a regular basis.

Sir,

I am to refer to this office's letter of even number dated 21.03.2012 on the above cited subject and to say that the information on the patient's referrals is still awaited from your end.

You are, therefore, requested to send a reply to this office intimating as to whether the EWS patients are being regularly referred to Primus Ortho & Spine Hospital. A copy of such referrals may also be sent to this office.

Yours faithfully,

Sd/-

(Sumit Gakhar)

Dy. Land & Development Officer
Tel. 23061296

The Committee are shocked that the premises of the St. Stephens Hospital could not be inspected to ascertain the breaches of conditions of land allotment like unauthorized construction and misuse as the Hospital refused to furnish the originally sanctioned building plan which was required to ascertain the breaches, if any. The Committee view that denial of the building plan to the Government as open defiance which cannot be booked. They therefore urge the Ministry to take immediate legal recourse against the hospital for stalling the inspection and for violating the terms and conditions of the lease if established strong exceptions to such an inexplicable conduct on the part of the Hospital and take exemplary action against it as per the lease terms and conditions.

Action taken

Periodic inspections have been carried out in the case of St. Stephens Hospital. One such inspection took place in 25.2.2005, wherein 12 items of unauthorized constructions and 5 items of misuse were reported (copy of I/R is enclosed). On 18.3.2008, Technical Section informed that the same breaches continued to be in existence during the inspection carried out on 11.01.2008. The lessee has got the plans sanctioned of entire area which includes 3.244 acres of L&DO land and some area of PWD. A show-cause notice in respect of the non-furnishing of Building Plans/Completion Plan and non-adherence to the condition of free treatment to the poorer section of the society was issued to the hospital on 25.08.2011. To facilitate the inspection of the hospital, Composite Sanctioned Building Plan is required which is still awaited from the hospital. Reminders for furnishing to sanctioned Building Plans/Completion Plan have been issued to them on 16.2.2012 and 21.6.2012 (copy enclosed). In this regard hospital has replied that the land was allotted to them by different land owning Agencies *i.e.* L&DO and Delhi Administration during different points of time and the hospital was built up on the overall land allotted to them. They are trying to get the above said plans sanctioned from the Local Body and requested for some more time. A show cause notice has been issued to St. Stephens Hospital on 12.09.2012 for submitting the Building Plans/Completion Plan within 30 days.

Annexure-"H"

Vetting Comments of Audit

Further progress in this regard may be furnished to PAC.

Department's Reply

In response to show-cause notice issued by this office, St. Stephens Hospital has requested for grant of 4 months time to submit the Building Plans/Completion Plan. Accordingly, 4 months time has been granted to St. Stephens Hospital on 22.11.2012 to submit the Building Plans/Completion Plan.

ANNEXURE H

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/18(31)/2012/244

Dated 21.06.2012

To,

Shri K.K. Reddy,
Chief Projector Engineer,
St. Stephens Hospital,
Tis Hazari, Delhi-110 054.

Subject: Non-furnishing of Sanctioned Building Plans/Completion Plan.

Sir,

I am to refer to this office letter of even numbers dated 16.4.2008, 9.6.2010, 3.8.2010, 7.2.2011 and 16.2.2012 on the above cited subject and to say that the following details have still not been furnished:—

1. Bifurcation of land with details allotted by Delhi Admn. & L&DO.
2. FAR which has been utilized on each allotted land.
3. Original sanctioned Building Plan/Completion Plan or photo-copy of the complete set of building plans blue print cloth mounted duly certified by the Local Body.

You are requested to furnish the above details along with payment of updated ground rent, sanctioned Building Plan/Completion Plan along with Area Chart of each floor of different lands and FAR achieved on each allotted land separately within 30 days of the receipt of this letter failing which action will be initiated under the terms of the lease.

Yours faithfully,

Sd/-

(Sumit Gakhar)

Dy. Land & Development Officer

Copy to:—

Medical Supdt.
St. Stephens Hospital
Tis Hazari, Delhi-110 054

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/18(31)/2011/61

Dated 16.02.2012

To,

Shri K.K. Reddy,
Chief Project Engineer,
St. Stephens Hospital,
Tis Hazari, Delhi 110 054.

Subject: Show-cause Notice dated 27.10.2011 in respect of the non-furnishing of Building Plans/Completion Plan and not adhering the condition of free treatment to the poorer sections of the Society.

Sir,

I am to refer to your representation dated 27.10.2011 on the above cited subject and after going through the representation, it is found that without composite plan, it is not possible to examine the case to check the WPL, BPL and FAR achieved on Land & Development Office land. You are, therefore, requested to furnish the complete set of the Building Plans blue print cloth mounted duly certified by the local body.

Yours faithfully,

Sd/-
(Sumit Gakhar)

Dy. Land & Development Officer

To,

Medical Suptd.,
St. Stephens Hospital,
Tis Hazari, Delhi 110 054.

Speed Post

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAVAN, NEW DELHI

No. L&DO/L-II(B)/18(31)/08/473

Dated 12.09.2012

To,

Medical Supdt.,
St. Stephens Hospital,
Tis Hazari, Delhi 110 054.

Subject: Show-cause Notice in respect of the non-furnishing of Sanctioned Building Plans/Completion Plan.

Sir,

I am to refer to this office letters of even number dated 16.4.08, 9.6.2010, 3.8.2010, 7.2.2011, 16.2.2012 and 21.6.2012 on the above cited subject and to say that you have not furnished the details of land allotted by both the agencies *i.e.* Delhi Admn., & L&DO along with FAR utilized on each allotted land parcel. The plans submitted by you are neither the original copies nor certified by the local body. You have also not furnished the Completion Plan, in spite of repeated reminders.

You are, therefore, hereby finally directed to submit the aforesaid details alongwith completion plans and show-cause within 30 days from the date of receipt of the notice as to why action to re-enter upon the premises should not be taken under the terms of the Agreement for Lease.

It is further brought to your notice that once the property is re-entered, the re-entry may not be withdrawn or if withdrawn it may be on such terms and conditions as the Lessor may deem fit. It may, therefore, be noted that if nothing is heard from you within 30 days from the receipt of this letter the proposed action will be taken and in that case all consequences as spelt out above shall follow and you will become the unauthorized occupant of public premises, liable to be evicted by due process of Law.

Yours faithfully,

Sd/-

(RVS Mani)

Dy. Land & Development Officer
For & on behalf of the President of India.

The Committee are startled that, breaches of the lease conditions have been noticed in all the Presses, Petrol Pumps and 29 of 30 Schools inspected. The Committee note that pursuant to the inspections, the Ministry/L&DO have issued notices to all concerned to remedy the breaches. The Committee therefore recommend that after collecting the damages and misuse charges from these institutions, the Ministry should give them adequate opportunity to rectify/remedy the breaches, failing which necessary action be taken against them in accordance with lease provisions. Since inspection of the premises of the lessees is mandatory for detecting breaches of the lease conditions, the Committee impress upon the Ministry/L&DO to regularly inspect the premises of all the Schools, Presses, and Petrol Pumps so as to take both precautionary and punitive measures as may be warranted.

Action Taken

Land & Development office has allotted 68 Petrol Pumps to the three oil companies namely Indian Oil Co., Hindustan Petroleum Co. Ltd. and Bharat Petroleum Co. Ltd. for setting up retail outlets. As per the terms of Lease Deed/allotment letter the petrol pumps is inspected regularly. After inspection breach notice has been communicated to the oil companies in which the breach has been found. 67 petrol pumps has been inspected during the last three years, out of which 19 inspections was done in the year 2011-12 and breach notice was issued in all these cases. In case of petrol pumps not complying with the terms/letter of damages/misuse charges as demanded time to time, action has been taken under the terms of lease/allotment letter. Accordingly, 17 show-cause notices were issued and 7 final show-cause notices were issued last year. In the case of 11 petrol pumps, re-entry was made under the terms of lease deed and complaint was filed in the court of Estate Officer, L&DO under PPE Act, 1971 for eviction. And in the year 2011-12, Rs. 5,10,66,649,00 has been received from the Oil Companies towards ground rent.

Vetting Comments of Audit

The Ministry/L&DO stated in their reply that 17 inspections were conducted in respect of petrol pumps during the year 2011-12 but, as per the MIS report of inspection depicted that only 2 inspections were conducted in respect of petrol pumps. The reply is contradictory to the factual position as shown in the inspection overview report.

Ministry/L&DO may submit the details of outstanding dues and received there against in respect of petrol pumps, schools and presses to the PAC.

Department's Reply

During the year 2011-12, 26 inspections were conducted and the same has been reflected in the MIS (Copy enclosed).

LAND MANAGEMENT INFORMATION SYSTEM
INSPECTIONS OVERVIEW
REPORT DATE: 22-JAN.-2013 16:01:5:
Property Type-Wise

Sl. No.	Financial Year	Property Type	Requests Generated	Notices Sent	Show Cause Notices Sent	Inspections Done
1	2	3	4	5	6	7
1.	2005-2006	All Property Type	497	536	0	415
2.	2006-2007	All Property Type	761	945	0	641
3.	2007-2008	All Property Type	1405	1551	0	827
4.	2008-2009	All Property Type	1262	1520	0	937
5.	2009-2010	All Property Type	1450	1589	0	961
6.	2010-2011	All Property Type	1600	1869	0	1172
7.	2011-2012	All Property Type	1516	1963	32	1117
		1. A Type tenement First floor	26	36		23
		2. A Type tenement Ground floor	40	50		31
		3. Baraat Ghar	1			
		4. Bangalow Plot	24	21		11
		5. Business premises	2	1		1
		6. C Type tenement	91	133	5	70
		7. Cinema	2	2		2
		8. Club	1			
		9. CNG Station	13	16		12
		10. College	8	16		4
		11. Community Centre/ Hall	1	1		

1	2	3	4	5	6	7
		12. Cottage Plot	5	3		3
		13. Dharamshala	2	2		1
		14. District Park	1	5		1
		15. Double Storey	22	28	1	19
		16. Electrical Sub-Station	5	6		1
		17. Flat	2	2		2
		18. Fuel Depot	2			
		19. Garrage	4	4		3
		20. Gas Godown	9	8	1	6
		21. Hospital	3	6		3
		22. Hotel	17	59	1	9
		23. Middle School	4	3		2
		24. Nursery School	9	14		7
		25. Office	3	5		2
		26. Park	2	3		
		27. Petrol Pump	44	41		26
		28. Play Ground	2	6	1	2
		29. Plot	1024	1304	19	791
		30. Primary School	13	16		6
		31. Residential-Group Housing	5	2		2
		32. Unknown	7	8		4
		33. Senior Secondary School	34	56	1	20
		34. Shed/Garrage	1	2	1	
		35. Shop	37	39	1	26
		36. Shop-cum-Flat	1	1		
		37. Shop-cum-Office	1			
		38. Shop-cum-Residence	1	1		1
		39. Show Window	1	2		1
		40. Single Storey	3	5		1
		41. Social/Cultural	10	15		11
		42. Society/Trust	5	3		2
		43. Temple/Masjid/ Church	28	38	1	11
		Total	1516	1963	32	1117
8.	2012-2013	All Property Type	1342	1329	35	805
9.	2013-2014	All Property Type	0	0	0	0
Total			9833	11302	67	6875

Large scale encroachment of the Government land under the control of L&DO and NDMC, especially pertaining unauthorized religious cum residential structures is another serious issue which has engaged attention of the Committee. To be very specific, the Committee find that there are 15 unauthorised religious structures existing in different parts of Delhi on the land under the control of L&DO. Similarly, there are as many as 91 such structures which have encroached upon the Government land under the control of NDMC. One of the typical features of the land management and control that has come to the notice of the Committee is the fact that the vacant lands under the control of L&DO are being managed by CPWD/DDA/MCD/NDMC and the Ministry of Urban Development have issued Guidelines to all concerned for detection and removal of encroachments. The Committee believe that mere issuance of Guidelines will not deter the encroachers who seem to have taken the weak inspection system for granted. As encroachment of precious land in any form is not acceptable to the Committee, they urge the Ministry of Urban Development to intensify their monitoring and inspection mechanism in coordination with other Departments concerned for proper detection and early removal of all encroachments, without exceptions. The Committee further recommend that priority be accorded to removal of encroachments on roads/side walks, public parks and green areas and water and electricity connections taken unauthorisedly or given temporarily be disconnected forthwith. Responsibility also be fixed against officers who turn a blind eye to such unauthorized constructions being dereliction of duty.

Action Taken

On encroachment coming to the notice of L&DO, action under PPE Act is initiated. A copy of the Squatter register is enclosed which, *inter alia*, also gives the status in respect of different encroachments on L&DO land *viz.* 62 have been resumed and handed over to CPWD, 4 have been sealed, 11 have been evicted, 12 in which notices have been sent and 58 cases are under litigation.

The L&DO's technical wing also conducts periodical inspections and reports encroachments. Hence no culpability is attributable to incumbent officers.

No occasion has arisen for initiating any action against officials as no complaint has been received from the members of public, etc. as per record maintained in Vigilance Section.

The GNCTD has constituted STF for demolitions of encroachments on public land in which L&DO is also associated. L&DO works in close coordination with other agencies to safeguard its land from encroachments.

Vetting Comments of Audit

The Ministry/L&DO may submit the progress in respect of removal of encroachment on Government land under the control of L&DO (15 sites) and NDMC (91 sites) to PAC.

Further progress of survey to detect the encroachment on the land under the control of L&DO may be furnished to PAC.

Department's Reply

A letter has been sent to Chairperson, NDMC on 21.01.2013 for submission of a detailed report for removal of the 91 unauthorized religious cum residential structures falling under the jurisdiction of NDMC (copy of the letter is enclosed).

Annexure "P"

ANNEXURE P

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAVAN, NEW DELHI

No. 15-7(5830)/13/I

Dated: 22.1.13

The Chairperson,
New Delhi Municipal Council,
Palika Kendra, New Delhi - 110 001.

Subject: Removal of encroachment from the Government land under the control of NDMC.

Sir,

I am directed to refer to the report of Fifty-ninth Report of the Public Accounts Committee (15th Lok Sabha) on 'Functioning of Land & Development Office' based on C&AG Report No. 6 of 2009-2010. The Committee has noted that:—

"Large scale encroachment of the Government land under the control of L&DO and NDMC, especially pertaining to unauthorized religious cum residential structures in another serious issue which has engaged attention of the Committee. To be very specific, the Committee find that there are 15 unauthorized religious structures existing in different parts of Delhi on the land under the control of L&DO. **Similarly, there are as many as 91 such structures which have encroached upon the Government land under the control of NDMC.** One of the typical features of the land management and control that has come to the notice of the Committee is the fact that the vacant lands under the control of L&DO are being managed by CPWD/DDA/MCD/NDMC and the Ministry of Urban Development have issued Guidelines to all concerned for detection and removal of encroachments. The Committee believe that mere issuance of Guidelines will not deter the encroachers who seem to have taken the weak inspection system for granted. As encroachment of precious land in any form is not acceptable to the Committee, they urge the Ministry of Urban Development to intensify their monitoring and inspection mechanism in coordination with other Departments concerned for proper detection and early removal of all encroachments, without exceptions. The Committee further recommends that priority be accorded to removal of encroachments on road/side walks, public parks and green areas and water and electricity connections taken unauthorizedly or given temporarily be disconnected forthwith. Responsibility also be fixed against officers who turn a blind eye to such unauthorized constructions being dereliction of duty."

This Office has replied to the observation pertaining to L&DO. However, reply for removal of encroachments from Government lands under the control of NDMC could not be given for want of non-availability of details in this office.

It is, therefore, requested that a detailed report on removal of the encroachments falling under the jurisdiction of NDMC may please be furnished to the Secretary (UD) under intimation to this office so that action taken report may be sent to PAC.

Yours faithfully,

Sd/-
(R.C. Rangray)
Engineer Officer
Tel. No. 23062257

CHAPTER III

OBSERVATIONS/RECOMMENDATIONS, WHICH THE COMMITTEE DO NOT
DESIRE TO PURSUE IN VIEW OF THE REPLIES RECEIVED FROM THE
GOVERNMENT

—NIL—

CHAPTER IV

OBSERVATIONS/RECOMMENDATIONS IN RESPECT OF WHICH REPLIES OF THE GOVERNMENT HAVE NOT BEEN ACCEPTED BY THE COMMITTEE AND WHICH REQUIRE REITERATION

The Committee deplore that the Audit was not made available the records of conversion of the leased properties. Though the Ministry have been apologetic and claimed that the records could not be made available due to overload of work, the Committee reject outright such an excuse as denial of records and documents and non-cooperation with Audit only fuels public suspicion. The Committee would like to know the level at which the decision was taken in the Ministry of Urban Development/L&DO not to furnish records to the Audit. Further, the Committee would like to be concurrently informed of the organizations who delay or refuse to furnish information/records to the Audit irrespective of the plea invoked.

Action Taken

Efforts were made by this office to furnish records which were sought by audit team. However, there might have been instances where on account of the problem of shortage of staff, which was further aggravated by the existing staff having to attend the court cases, when some records could not be produced before the audit. It has also been informally ascertained that audit team sought the Squatter Register, Damages Register, Inspection Register. At that time these registers were not being maintained upto date. These are now maintained and continuously up dated in the computerised format. Further this office is ready to produce any documents before the audit, if they so desire.

Annexure "D"

Vetting Comments of Audit

The Ministry/L&DO furnished the details of the cases settled in respect of conversion and Management Information System (MIS) reports of conversion are also generated through the Land Management Information System (LMIS). But, the details like application received, details of the pending application and reason for delaying and rejection could not ascertain from the records furnished to audit.

The computerisation of the basic registers are under progress.

The Ministry/L&DO's reply is silent on the query in respect of the level at which decision was taken not to furnish the records to the Audit.

Further, progress in this regard may please be furnished to PAC.

Department's Reply

As informed earlier, the details of receipt of application, age of pendency of application, reasons for delay and rejection have now been incorporated in the LMIS. There has been further progress of computerizing the land management and MIS. It is reiterated that there was not deliberate attempt or decision at any level not to supply the records.

Land Management Information System

Squatter Register**Register Generated For Entry Dates From:**

09-Mar.-2012

To: 10-Jul.-2012**Report Date:** 10-Jul.-2012 12:41:43 PM**Total Records Found: 147**

[PDF]

***Data Not Available

Squatter ID	File Number	Subject	Squatter Name	Area Occupied	Location	Squatter Usage	Squatter Type	Date of Occupation	Date of Inspection	Status	Date of Removal	Demolition Reg.Sl.No.	Entry Date
1	2	3	4	5	6	7	8	9	10	11	12	13	14
10001.	15-7(1677)	Unauthorised Occupant at I-Point Aram Bagh	Shri Trilok Chand Shri Sukha Singh	49.49 Sq. Yard	I-Point, Aram Bagh, New Delhi	Mixed	Old	15-Jan.-1966	19-Aug.-1999	Handed over	30-Nov.-2011	0	09-Mar.-2012
10002.	15-7(4312)	Encroachment	Pal Furniture	128 Sq. Yard	I-Point	Commercial	Old	***	***	Handed Over	***	0	11-Jun.-2012
10003.	15-7(1041)/68	U/A Coal Depot	Harbans Lal Dewan Chand	467 Sq. Yard	Moti Bagh	Commercial	Old	***	***	Appealed in LC	***	0	11-Jun.-2012
10004.	15-7(4340)	U/A Encroachment	Raghubir Singh Iswar Singh	277.88 Sq. Yard	Gokhle Market	Commercial	Old	***	***	Appealed in LC	***	0	11-Jun.-2012
10005.	15-7(5569)	Arya Samaj Mandir	Arya Samaj Mandir	650.57 Sq. Yard	Near Ranjit Singh Fly over Minto Road	Religious	Old	***	***	Appealed in HC	***	0	11-Jun.-2012
10006.	15-7(3964)	U/A Encroachment	Raj Rani Ram Saran	15 Sq. Yard	Mirdard Road	Commercial	Old	***	***	Handed Over	***	0	11-Jun.-2012
10007.	15-7(371)	Shanati Lal, Behind Gokhle Market	Shanti Lal	18 Sq. Yard	Behind Gokhle Market	Commercial	Old	***	***	Handed Over	***	0	11-Jun.-2012
10008.	15-7(4364)/80	Mandir	Shri Ramalinga Samdamila, Karol Bagh, N.D.	100 Sq. Yard	Karol Bagh	Religious	Old	***	***	Handed Over	***	0	11-Jun.-2012
10009.	15-7(4904)/87	Mahakameshwar Shiv Mandir	Mandir Religion	693.5 Sq. Feet	Gokhle Market	Religious	Old	***	***	Handed Over	***	0	11-Jun.-2012
10010.	15-7(5458)	Pipeleshwar Shiv Mandir Temple	Mandir	228.38 Sq. Yard	Kamla Nagar, Delhi	Religious	Old	***	***	Handed Over	***	0	11-Jun.-2012

10011.	15-7(4992)/84	U/A Encroachment by Smt. Amarjit	Smt. Sammarjit W/o Sh. Sardar Gurcharan Yard	20 Sq. Yard	7, Vdasin Mandir, I-Point, R.K. Road, Lawrence Road	Commercial	Old	***	***	Handed Over	***	0	11-Jun.-2012
10012.	15-7(4890)/87	U/A Encroachment for running primary School	Admn. O/o NDMC	0.078 Acre	Patandi House, Karzen Road	Institutional	Old	***	***	Handed Over	***	0	11-Jun.-2012
10013.	15-7(4577)	U/A Tent House	Shri Radhy Shyam Bodh Raj	68 Sq. Yard	Multani Dhanda	Commercial	Old	***	***	Handed Over	***	0	11-Jun.-2012
10014.	15-7(5186)/92	U/A Encroachment	Chandan Singh	234 Sq. Yard	Hans Bhawan, IP Estate	Commercial	Old	***	***	Filed in ESO	***	0	11-Jun.-2012
10015.	15-7(5182)/92	U/A Encroachment for commercial use	Nain Singh Dalip Singh	594 Sq. Yard	Opp. Hans Bhawan, IP Estate	Commercial	Old	***	***	Handed Over	***	0	11-Jun.-2012
10016.	15-7(4373)/80	U/A Encroachment	Shri Vazir Chand Gulati	313 Sq. Yard	Baird Lane Market, DIZ Area	Commercial	Old	***	***	Sealed	***	0	11-Jun.-2012
10017.	15-7(4513)/81	U/A Encroachment for Commercial use	Subhash Chandu Lal	15 Sq. Yard	Gandhi Nagar, N. Delhi	Commercial	Old	***	***	Demand Sent	***	0	11-Jun.-2012
10018.	15-7(2629)/80	U/A Encroachment	Shri Basant Ram Bahadur Ram	900 Sq. Yard	House No.-36, Trilok Puri, Delhi	Commercial	Old	***	***	Notice Sent	***	0	11-Jun.-2012
10019.	15-7(498)/89	U/A Encroachment	Basant Kumar Bansal Gulab Chand Bansal	5.73 Sq. Yard	I-Point Panchkuian Road, N.D.	Commercial	Old	***	***	Filed in ESO	***	0	11-Jun.-2012
10020.	15-7(5062)/90	U/A Encroachment for Commercial use	Sh. Baldev Sh. Gurdial Singh	125.5 Sq. Yard	Gokhle Market	Commercial	Old	***	***	Handed Over	***	0	12-Jun.-2012
10021.	15-7(663)	Ram Prasad Tea Shop	Commercial	64 Sq. Yard	P.K. Road, New Delhi	Commercial	Old	***	***	Sealed	***	0	12-Jun.-2012
10022.	15-7(4152)/77	Sayed Ahmed Rear of	Sayed Ahmed Mohd. Moli	105 Sq. Feet	Mata Sundri Lane	Residential	Old	***	***	Handed Over	***	0	12-Jun.-2012
10023.	15-7(4378)/80	U/A Tea Stall	Jagdish Singh Kernail Singh	17 Sq. Yard	Near Guru Nanak Eye Hospital	Commercial	Old	***	***	Handed Over	***	0	12-Jun.-2012
10024.	15-7(4529)/81	U/A School Lay MCD	MCD	107 Sq. Yard	Mirdard Road	Institutional	Old	***	***	Handed Over	***	0	12-Jun.-2012
10025.	15-7(4385)/86	Unauthorized Encroachment/ Running Milk Dairy	Shri Immamudin	84 Sq. Yard		Commercial	Old	***	***	Handed Over	***	0	12-Jun.-2012
10026.	Enf. 15-7(947)	U/A Occupied Fuel Depot	Sh. Diva Nath Sh. Nilal Chand	346 Sq. Yard	Sh. Shah Road	Commercial	Old	***	***	Handed Over	***	0	13-Jun.-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10027.	Enf. 15-7 (4432)	U/A Temple on Govt. Land	Hindu Dharam Sabha	527.22 Sq. Yard	East Kidwai Nagar	Religious	Old	***	***	Filed in ESO	***	0	13-Jun.-2012
10028.	Enf. 15-10(45)	U/A Occupied Sh. Rati Ram	Maharishi Balmiki Temple	1815.08 Sq. Metre	Prem Nagar	Religious	Old	***	***	Filed in ESO	***	0	13-Jun.-2012
10029.	Enf. 15-10(34)	U/A Occupied	Shri Krishna Adhyatmik Kutiya Mandir	460.15 Sq. Metre	Tyagraj Nagar	Religious	Old	***	***	Filed in ESO	***	0	13-Jun.-2012
10030.	Enf.15-10(3)	U/A Religious Structure Radha Krishan Shiv Mandir	Radha Krishan Shiv Mandir	1344 Sq. Metre	Prem Nagar	Religious	Old	***	***	Filed in ESO	***	0	13-Jun.-2012
10031.	15-7(4582)	U/A Occupation of Govt. Land	International Tent & Electrical House	378.64 Sq. Yard	Mehar Chand Market	Commercial	Old	***	***	Filed in in ESO	***	0	13-Jun.-2012
10032.	Enf. 15-7 (1677)	U/A Encroachment	Sh. Trilok Chand Sh. Sucha Singh	49 Sq. Yard	Aram Bagh, P.K. Road	Commercial	Old	***	***	Appealed in LC	***	0	13-Jun.-2012
10033.	Enf. 15-7 (4764)	U/A Encroachment	Smt. Kamlesh Sharma W/o Sh. R.P. Sharma	729 Sq. Metre	Timar Pur	Religious	Old	***	***	Demand Sent	***	0	13-Jun.-2012
10034.	Enf. 15-7 (4148)	U/A Encroachment	S.T.G.B. School, Aliganj	158 Sq. Yard	Aliganj	Institutional	Old	***	***	Filed in ESO	***	0	13-Jun.-2012
10035.	Enf. 15-7 (5585)	U/A Occupation of Govt. Land	Smt. Raj Dulari	7 Sq. Yard	Opposite G-38, Nizamuddin (West)	Residential	Old	***	***	Filed in ESO	***	0	13-Jun.-2012
10036.	Enf. 15-7 (5558)	U/A Occupant	Shri Raghurib Singh Purana Shiv Shakti Mandir	294 Sq. Yard	Pragati Vihar Hostel	Religious	Old	***	***	Filed in ESO	***	0	13-Jun.-2012
10037.	sjdfk	sdjffk	skldjfl slkdfj	78878 Acre	Sdj.	Residential	Old	***	***	Complaint Received	***	0	13-Jun.-2012
10038.	15-7(4310)	U/A Encroachment	Saraswati Shabha Mandir	823 Sq. Yard	I Point, Panchkuian Road	Institutional	Old	***	***	Appealed in HC	***	0	13-Jun.-2012
10039.	Pt. 15-7(4334)	U/A Encroachment	Sh. Sanatan Dharam Mandir Sabha	1003 Sq. Metre	Nanak Pura	Religious	Old	***	***	Demand Sent	***	0	13-Jun.-2012
10040.	15-7(5481)	U/A Encroachment	Sanjay Kumar G.P. Jain	360 Sq. Metre	Nanak Pura	Commercial	Old	***	***	Handed Over	***	0	13-Jun.-2012
10041.	15-7(5485)	U/A Encroachment	Satinder Manjhi Ramdev Manjhi	88 Sq. Yard	Nanak Pura	Residential	Old	***	***	Handed Over	***	0	13-Jan.-2012
10042.	15-7(4305)	U/A Encroachment	Pramod Kumar Goel	63 Sq. Yard	I-Point Junction of Panchkuian Road & Mandir Marg	Commercial	Old	***	***	Handed Over	***	0	13-Jun.-2012
10043.	15-100 50/Rel/83	U/A Encroachment	Rati Ram (Jaton Ka Mandir)	2815 Sq. Metre	Near Gandhi Samarak, N. Delhi	Religious	Old	***	***	Filed in ESO	***	0	13-Jun.-2012

10044.	15-7(4290)/79	U/A Encroachment	Pujari Ram Raj	8.438 Sq. Metre	I-Point Near Udasin Ashram, Panchkuian Road, N.D.	Residential	Old	***	***	Handed Over	***	0	13-Jun-2012
10045.	15-7(4277)/79	U/A Encroachment	Kishan Chand Assa Ram	145 Sq. Yard	I-Point at crossing of Mandir Marg & Panchkuian Rd.	Residential	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10046.	15-7(4291)/79	U/A Encroachment	Shri Ram Kumar Shri Sunder	127 Sq. Feet	I-Point, PIC Road, N.D.	Residential	Old	***	***	Handed Over	***	0	13-Jun-2012
10047.	15-7(4309)/79 (Pt.)	U/A Encroachment	Sh. Ramesh Gaba Sh. Balwant Rai	165 Sq. Yard	I-Point near Udasin Temple, Panchkuian Road, N.D.	Commercial	Old	***	***	Demand Sent	***	0	13-Jun-2012
10048.	Enf. 15-7 (5583)	U/A Occupation of Govt. Land	Sh. Narinder Prakash Late Sh. B.L. Gupta	61 Sq. Yard	Opposite G-38, Nizamuddin (West)	Residential	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10049.	Enf. 15-7 (5584)	U/A Occupied	Sh. Jagan Nath Sh. Jai Narain	22.9 Sq. Yard	Opposite G-38, Nizamuddin (West)	Religious	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10050.	Enf. 15-7 (1583)	U/A Encroachment	Sh. Pichori Lal	243 Sq. Yard	Kalkaji	Commercial	Old	***	***	Appealed in LC	***	0	13-Jun-2012
10051.	Enf. 15-10(6)	U/A Occupation on Govt. Land	Sh. Babu Lal	1097 Sq. Yard	I.N.A. Colony	Religious	Old	***	***	Notice Sent	***	0	13-Jun-2012
10052.	Enf. 15-10(49)	U/A Occupied use a Hanuman Mandir	Hanuman Mandir	275 Sq. Yard	Aliganj	Religious	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10053.	15-7(1992)	U/A Encroachment by Roman Catholic Church	Roman Catholic Church	1953 Sq. Yard	Prithvi Raj Road, Khan Market	Religious	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10054.	15-7(4492)/80	U/A Encroachment	Sh. Trilok Singh Inder Singh	298.36 Sq. Yard	I-Point, Grevyard, Panchkuian Road & Mandir Marg	Commercial	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10055.	15-7(4280)/79	U/A Encroachment	Sh. Babu Lal Chedi Lal	43 Sq. Yard	Panchkuian Road, I-Point Graveyard N. Delhi	Residential	Old	***	***	Appealed in LC	***	0	13-Jun-2012
10056.	15-7(452)/67	U/A Encroachment	Sh. Brij Lal Bhatia	372 Sq. Yard	I B Bestar Road	Commercial	Old	***	***	Handed Over	***	0	13-Jun-2012
10057.	15-10(9) Rel.	U/A Encroachment	Secretary, Satya Sanatan Agam Nigam Hanuman Mandir	549.31 Sq. Metre	Pragati Maidan	Religious	Old	***	***	Handed Over	***	0	13-Jun-2012
10058.	15-7(1660)/70	U/A Encroachment	Sh. S. Surjit Singh Sh. S. Basakha Singh	65.67 Sq. Metre	Near DTC, I-Point Crossing of Panchkuian Road	Commercial	Old	***	***	Filed in ESO	***	0	13-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10059.	15-3(253)/72	U/A Encroachment	Sh. Jag Ram & Sh. Dev Raj S/o Sh. Shivcharan	67 Sq. Metre	Aram Bagh	Commercial	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10060.	15-7(5140)/91	U/A Encroachment	Sh. Kishori Lal Suroj Pal	9.75 Sq. Yard	Baba Kharak Singh Marg	Commercial	Old	***	***	Handed Over	***	0	13-Jun-2012
10061.	15-7(1960)	U/A Encroachment	Smt. Devika Rani Manchanda High School	305 Sq. Yard	I-Point Pavel Lane Road	Institutional	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10062.	15-10(17)	U/A Encroachment	Guru Dwara Guru Singh Sabha	0.34 Acre	Nauroji Nagar	Residential	Old	***	***	Handed Over	***	0	13-Jun-2012
10063.	15-7(5502)	U/A Encroachment	Maharishi Balmiki Ashram and Shiv Mandir	103 Sq. Metre	R.K. Puram	Residential	Old	***	***	Handed Over	***	0	13-Jun-2012
10064.	15-9(8615)/78	U/A Encroachment	Sh. Sham Lal	15 Sq. Yard	I.P. Estate	Residential	Old	***	***	Demand Sent	***	0	13-Jun-2012
10065.	15-7(4282)	U/A Encroachment	Smt. Misri Devi Sh. Kushal Chand	78 Sq. Yard	I.P. Panchkuian Road	Residential	Old	***	***	Handed Over	***	0	13-Jun-2012
10066.	15-9(8646)	U/A Encroachment	Sh. Munna Lal	13 Sq. Yard		Residential	Old	***	***	Handed Over	***	0	13-Jun-2012
10067.	15-9(8619)	U/A Encroachment	Sh. Yama Sharma Sh. Hari Prasad	16 Sq. Yard	I.P. Estate	Residential	Old	***	***	Handed Over	***	0	13-Jun-2012
10068.	15-9(8638)/81	U/A Encroachment	Sh. Kishor Bhadur	111 Sq. Yard	Ranjeet Singh Road	Residential	Old	***	***	Handed Over	***	0	13-Jun-2012
10069.	15-7(632)/79 (Pt.)	U/A Encroachment	Sardara Singh Ananat Singh	209.03 Sq. Metre	H.N.-1/348 Gali Raya Khurad	Commercial	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10070.	15-7(4279)/79	U/A Encroachment	Smt. Renu W/o Late Sh. Krishan Chand	17 Sq. Yard	I-Point Panchkuian Road, Nr. Udasin Ashram	Commercial	Old	***	***	Filed in ESO	***	0	13-Jun-2012
10071.	Enf.15-7(162)	U/A	Sh. Baala Ram Sh. Kewal Ram	22 Sq. Yard	Prem Nagar	Commercial	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10072.	15-7(4293)/79	U/A Encroachment	Sh. Dharam Pal Ramjilal	35.117 Sq. Yard	I-Point Near Udasin Temple, P.K. Road, N.D.	Residential	Old	***	***	Filed in ESO	***	0	14-Jun-2012
15-7(5441)/99		U/A Encroachment	Sh. Khadim Abdul Salim, Dargah Punch Pear	111 Sq. Yard	Viney Marg, New Delhi	Religious	Old	***	***	Appealed in LC	***	0	14-Jun-2012
10074.	15-7(4584)/82	U/A Encroachment	President, Shiv Mandir Samiti	78.04 Sq. Metre	Block No. 1 Rouse Avenue, Minto Road Area, N.D.	Religious	Old	***	***	Filed in ESO	***	0	14-Jun-2012

10075.	15-7(4277)/79	U/A Encroachment	Sunder Khosla, Prop. Shakti Art Services	32.61 Sq. Metre	I-Point, Near Udasin Temple, Panchkuian Road N.D.	Commercial	Old	***	***	Sealed	***	0	14-Jun-2012
10076.	15-7(4456)/80	U/A Encroachment	Smt. Premwati W/o Sh. Raja Ram	9 Sq Yard	I-Point Gravyard, Panchkuian Road, New Delhi	Residential	Old	***	***	Handed Over	***	0	14-Jun-2012
10077.	115-7(42847)/69	U/A Encroachment	Amar Singh Sh. Madho Singh	175 Sq. Yard	I-Point, Panchkuian Road	Residential	Old	***	***	Appealed in LC	***	0	14-Jun-2012
10078.	15-7(4298)/79	U/A Encroachment	Sh. Bhawani Sh. Tribhuvan	25 Sq. Yard	I-Point, Gravyard Panchkuian Road, New Delhi	Residential	Old	***	***	Appealed in LC	***	0	14-Jun-2012
10079.	15-7(4296)/79	U/A Encroachment	Sh. Suresh Sh. Ram Murti	52.68 Sq. Metre	I-Point, Panchkuian Road, New Delhi	Residential	Old	***	***	Appealed in HC	***	0	14-Jun-2012
10080.	15-7(4302)/79	U/A Encroachment	Smt. Premwati W/o Sh. Ramjilal	26 Sq. Yard	I-Point Gravyard, Panchkuian Road, New Delhi	Residential	Old	***	***	Handed Over	***	0	14-Jun-2012
10081.	15-7(4990)	U/A Encroachment	Smt. Sheela Rani Sh. Sohan Lal	34.834 Sq. Yard	I-Point, Panchkuian Road	Commercial	Old	***	***	Appealed in HC	***	0	14-Jun-2012
10082.	15-7(4550)	U/A Encroachment	Sh. Sham Bihari Mishra Sh. Anand Swaroop Mishra	15 Sq. Yard	I-Point, Panchkuian Road	Commercial	Old	***	***	Handed Over	***	0	14-Jun-2012
10083.	15-9(7131)	U/A Encroachment	Sh. Prem Wati Sh. Raja Ram	19 Sq. Metre	I-Point	Residential	Old	***	***	Handed Over	***	0	14-Jun-2012
10084.	15-7(944)	U/A Encroachment	Sh. Kundan Lal Sh. Chandan Lal	9945 Sq. Yard	Mirdard Road	Cultural/Social	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10085.	15-7(5666)/56	U/A Encroachment	Sh. Balu Lal Sharma & Sh. Sita Ram Sharma	62.67 Sq. Metre	B-47, Christian Colony	Residential	Old	***	***	Handed Over	***	0	14-Jun-2012
10086.	15-7(4278)/79	U/A Encroachment	Sh. Nand Lal Khushal Chand	19 Sq. Yard	I-Point Gravyard, Delhi	Residential	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10087.	15-7(5477)	U/A Encroachment	Chawla Tent House & Madhu Tent House	121.05 Sq. Metre	R.K. Puram II	Commercial	Old	***	***	Handed Over	***	0	14-Jun-2012
10088.	15-7(4275)/79	U/A Encroachment	Sh. Krishan Kumar & Om Prakash	35.66 Sq. Metre	Dalhouji Square, Kali Bari Road, New Delhi	Commercial	Old	***	***	Evicted	***	0	14-Jun-2012
10089.	15-7(4784)/85	U/A Encroachment	Smt. Seela Devi W/o Late Sh. Ranbir Singh	31.353 Sq. Metre	Jhuggi Jhonpri Estate, Behind Hans Bhawan	Commercial	Old	***	***	Evicted	***	0	14-Jun-2012
10090.	15-7(5591)/2001	U/A Encroachment	Sh. Dharam Chand Parmanand	2503 Sq. Yard	Khasra No. 154, Bela Estate, Behind Urdu Academy, Delhi	Commercial	Old	***	***	Handed Over	***	0	14-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10091.	15-7(1914)/70	U/A Encroachment	Mahender Kumar Sardar Singh	45.1 Sq Yard	E.P. S.No. 4520, Udasin Mandir, I-Point Graveyard	Residential	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10092.	15-7(5602)/06	U/A Encroachment	Sh. Sufi Abdul Hafiz Siddiqui	139.41 Sq Metre	Sector-C, Albert Square, DIZ Area Gole Market	Residential	Old	***	***	Appealed in HC	***	0	14-Jun-2012
10093.	15-7(275-A)/67	U/A Encroachment	M/s. Bengal Sanitary Works	468 Sq Yard	H.No. 1520, Pataudi House, Darya Ganj, Delhi	Commercial	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10094.	15-7(323)	U/A Encroachment	Sh. P.P. Singh	556 Sq Yard	Aram Bagh	Commercial	Old	***	***	Handed Over	***	0	14-Jun-2012
10095.	15-7(4812)	U/A Temple	Minto Road Puja Samiti Kali Mandir	259.71 Sq Metre	Minto Road	Religious	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10096.	15-7(4993)	U/A Encroachment	Dr. Virender Singh Pradeep Singh	32.67 Sq Yard	I-Point Panchkuian Road	Commercial	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10097.	15-10(60)	U/A Encroachment	Santoshi Mata ka Mandir	265 Sq Yard	R.K. Puram Sector-IV	Residential	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10098.	15-10(55)/83	U/A Encroachment	Arya Samaj Mandir	2403 Sq Yard	R.K. Puram	Religious	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10099.	15-7(4499)	U/A Encroachment	Manekameshwar Mahadev Mandir Society	488.32 Sq Metre	Rock Garden, R.K. Puram Sector-VII	Religious	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10100.	15-7(5762)	U/A Encroachment	K.C. Bargav Jai Bhagwan Bhargav	225602 Sq Yard	Near Birla Mandir at Mandir Marg	Religious	Old	***	***	Handed Over	***	0	14-Jun-2012
10101.	15-7(324)	U/A Encroachment	Delhi Transport Works	803 Sq Yard	I-Point	Commercial	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10102.	15-7(5739)/06	U/A Encroachment	Sh. A.K. Sinha	133 Sq Metre	Flat No. 168-170, Khyber Pass	Religious	Old	***	***	Evicted	***	0	14-Jun-2012
10103.	15-7(4986)/89	U/A Encroachment	Vir Bhusan Bhardwaj	5.364 Sq Metre	Officers Mess Delhi I-Point, Panchkuian Road, Near Udasin Temple N.D.	Commercial	Old	***	***	Evicted	***	0	14-Jun-2012
10104.	15-7(4666)	U/A Encroachment	I.N. U/A School	0.1255 Feet	Nanak	Institutional	Old	***	***	Handed Over	***	0	14-Jun-2012
10105.	Enf. 15-7(1196)	U/A Encroachment	Sh. Gurcharan Singh Sh. Nidhan Singh	43 Sq Yard	Aliganj	Residential	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10106.	15-7(4733)/84	U/A Encroachment	Sh. Rajesh Kumar Smt. Rikhi Ram	74.3 Sq Metre	Riksha Workshop, Aram Bagh, Pahar Ganj, New Delhi	Institutional	Old	***	***	Evicted	***	0	14-Jun-2012

10107.	Enf.15-7(4593)	U/A Occupation on Govt. Land	Sh. Trilok Raj Sh. Jagan Nath	17 Sq. Yard	Sadiq Nagar	Commercial	Old	***	***	Handed Over	***	0	14-Jun-2012
10108.	Enf.15-7(4580)	U/A Occupation of Govt. Land	Sh. Bakshi Singh (Dalip Motors Works) Sh. S.G. Singh	201 Sq. Yard	Lodhi Road	Commercial	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10109.	Enf.15-3(463)	U/A Occupation of Govt. Land	Kabir Das Temple	238 Sq. Metre	Lucknow Road Timar Pur	Religious	Old	***	***	Demand Sent	***	0	14-Jun-2012
10110.	Enf.15-7(5162)	U/A Occupation of Govt. Land	Mahant Ashok Atma Dass	288.25 Sq. Yard	Nehru Nagar	Religious	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10111.	Enf.15-7(5637)	U/A Occupation of Govt. Land	Masjid Chakarwali	293 Sq. Metre	Mathura Road, Seva Nursery	Religious	Old	***	***	Handed Over	***	0	14-Jun-2012
10112.	Enf.15-9(8647)	U/A Encroachment	Mangal Khalifa	292 Sq. Yard	East Kidwai Nagar	Religious	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10113.	Enf.15-7(5582)	U/A Occupation of Govt. Land	Sh. Ram Niwas Late Sh. Trilok Ram	25.5 Sq. Yard	Nizamuddin West	Residential	Old	***	***	Filed in ESO	***	0	14-Jun-2012
10114.	Enf.15-7(5062)	U/A Encroachment	Sh. Ajmat, Sh. Rehmat	493.33 Sq. Yard	Nizamuddin West	Commercial	Old	***	***	Handed Over	***	0	14-Jun-2012
10115.	15-9(8620)/78	U/A Encroachment	Sh. Satya Bahadur Thepa, Sh. Hira Singh Meter	11.519 Sq. Yard	Behind Hans Bhawan, I.P. Estate, N.D.	Residential	Old	***	***	Evicted	***	0	14-Jun-2012
10116.	15-7(2278)/68	U/A Encroachment	Sh. Ajab Singh Sh. Sadhu Ram	10 Sq Yard	Behind Gokhle Market, Tees Hazari, Delhi	Commercial	Old	***	***	Evicted	***	0	14-Jun-2012
10117.	Enf. 15-10(30)	U/A Encroachment	Mata Ka Mandir	1357 Sq. Yard	Lucknow Road, Timar Pur	Religious	Old	***	***	Handed Over	***	0	14-Jun-2012
10118.	Enf. 15-7(5005)	U/A Encroachment	Sh. Tirath Singh Sh. Hira Singh	450 Sq. Yard	Nizamuddin (West)	Commercial	Old	***	***	Handed Over	***	0	14-Jun-2012
10119.	15-7(4597)/82	U/A Encroachment	Dharam Pal	11.612 Sq. Metre	Adjoining to Shop No. 42, Mirdard Road, N.D.	Residential	Old	***	***	Handed Over	***	0	14-Jun-2012
10120.	15-10(21)	U/A Encroachment	Ram Dev Ji Ka Temple	112 Sq. Yard	Nanak Pura	Religious	Old	***	***	Appealed in LC	***	0	14-Jun-2012
10121.	15-7(4297)	U/A Encroachment	Nanku	5 Sq Metre	1-Point Panchkuian Road	Commercial	Old	***	***	Handed Over	***	0	15-Jun-2012
10122.	15-7(5343)	U/A Encroachment	Nawab Ali	17 Acre	Ludlo Castle Road	Residential	Old	***	***	Appealed in LC	***	0	15-Jun-2012
10123.	15-10(81)	U/A Encroachment	Smt. Ram Devi Mai Kali Kamli Ka Mandir	532.95 Sq. Metre	Majnu Ka Tila	Religious	Old	***	***	Appealed in LC	***	0	15-Jun-2012

1	2	3	4	5	6	7	8	9	10	11	12	13	14
10124.	15-7 (5212/A)/92	U/A Encroachment	Satish Kumar	62.5 Sq. Metre	S.K. Riya Workshop at Majnu Ka Tila New Delhi	Commercial	Old	***	***	Evicted	***	0	15-Jun- 2012
10125.	15-7(5661)	U/A Encroachment	Sh. N.T. Chinta mani Kautilya Marg near Ashoka Hotel	309.36 Sq. Metre		Residential	Old	***	***	Handed over	***	0	15-Jun- 2012
10126.	15-7(5763)	U/A Encroachment	Mandir At Samadhithal	479506 Sq. Metre	Samadhithal Area	Religious	Old	***	***	Handed Over	***	0	15-Jun- 2012
10127.	15-7(5689)	U/A Encroachment	Sh. Minu, Sh. Rambir	30 Sq Feet	Vasant Vihar	Commercial	Old	***	***	Handed Over	***	0	15-Jun- 2012
10128.	15-7(4831)/86	U/A Encroachment	Sh. Allimullah Sh. Hamidullah	111 Sq. Yard	Near CGHS Dispensary, Mirdard Market New Delhi	Commercial	Old	***	***	Handed Over	***	0	15-Jun- 2012
10129.	Enf. 15-7 (5009)	U/A Encroachment	Sh. G.C. Raha C/o A. P. Mitra	75.6 Sq. Metre	Timar Pur	Religious	Old	***	***	Demand Sent	***	0	15-Jun- 2012
10130.	Enf. 15-7 (4872)	U/A Encroachment	Sh. J.K. Anand & Co.	183 Sq. Yard	Lodhi Road	Residential	Old	***	***	Demand Sent	***	0	15-Jun- 2012
10131.	Enf. 15-7 (4451)	U/A Encroachment	M/s Disco Builders	924 Sq. Yard	Lodhi Road	Residential	Old	***	***	Demand Sent	***	0	15-Jun- 2012
10132.	Enf. 15-7 (945)	U/A Encroachment	Sh. Dwarka Nath/ Amar Nath	64 Sq. Yard	Mirdard Road	Residential	Old	***	***	Filed in ESO	***	0	15-Jun- 2012
10133.	Enf. 15-10(4)	U/A Encroachment	Sh. Jagan Nath (Pujari)	695 Sq. Yard	Defence Colony	Religious	Old	***	***	Demand Sent	***	0	15-Jun- 2012
10134.	15-7 (5762)	U/A Encroachment	Gurdeep Singh Jaswant Singh	203 Sq. Yard	Mandir Marg	Residential	Old	***	***	Handed Over	***	0	15-Jun- 2012
10135.	15-7 (5748)	U/A Encroachment	Saras Shiv Mandir	54 Sq. Metre	I-Point Panchkuian Road	Religious	Old	***	***	Handed Over	***	0	15-Jun- 2012
10136.	15-7 (5605)	U/A Encroachment	Asian Art & Cultural Society	20068 Sq. Ft.	Ranjeet Singh Marg	Residential	Old	***	***	Handed Over	***	0	15-Jun- 2012
10137.	15-7 (4586)	U/A Encroachment	Angoori Devi	24 Sq. Yard	R.K. Puram	Commercial	Old	***	***	Handed Over	***	0	15-Jun- 2012
10138.	15-7 (4294)	U/A Encroachment	Ashok Kumar	173 Sq. Yard	I-Point Panchkuian Road	Commercial	Old	***	***	Handed Over	***	0	15-Jun- 2012
10139.	15-7 (4289)	U/A Encroachment	Ram Sumer	22 Sq. Yard	I-Point Panchkuian Road	Residential	Old	***	***	Handed Over	***	0	15-Jun- 2012
10140.	15-7 (4175)	U/A Encroachment	Joginder Nath Lala Dass	48 Sq. Feet	Connaught Circle	Commercial	Old	***	***	Handed Over	***	0	15-Jun- 2012
10141.	15-7 (3869)/73	U/A Encroachment	Sh. Prem Chand	213.75 Sq. Yard	R.K. Puram	Commercial	Old	***	***	Handed Over	***	0	15-Jun- 2012
10142.	15-7 (5656)	U/A Encroachment	Sukh Sagar Restaurent	529.39 Sq. Yard	Mahi Pal Road	Commercial	Old	***	***	Handed Over	***	0	15-Jun- 2012

10143.	15-7 (1841)64	U/A Encroachment	M/s Prem Nath Motors Workshop (P) Ltd. N.D.	894 Sq. Yard	Mandir Marg, N. Delhi	Commercial Old	***	***	Evicted	***	0	15-Jun-2012
10144.	15-7 (1195)68	U/A Encroachment	Aasha Nand Bhagat, Coal Depot	107 Sq. Yard	Near Cornwals Square, DIZ Area, Gole Market N.D.	Commercial Old	***	***	Evicted	***	0	15-Jun-2012
10145.	15-7 (5618)	U/A Encroachment	Subash Chand Gupta	900 Sq. Yard	Nathu Bagichi	Commercial Old	***	***	Handed Over	***	0	15-Jun-2012
10146.	15-7	U/A Encroachment	Sahzad Singh Silk Ram	11 Sq. Yard	Behind Shop No. 2, Gokhle Market, N.D.	Commercial Old	***	***	Handed Over	***	0	15-Jun-2012
10147.	15-7(666)67	U/A Encroachment	Pala Singh Kedar Singh.	307 Sq. Yard	Pahar Ganj, N. Delhi	Commercial Old	***	***	Sealed	***	0	15-Jun-2012

The Committee deplore that the NIC failed to scan the layout plans and documents relating to the markets transferred by the L&DO to the NDMC/MCD by the stipulated target of 2006. The random scrutiny of the scanned documents and plans by the Audit revealed many defects with the result the Ministry withheld 30 percent payable amount to the NIC. The Committee desire that besides withholding certain percentage of payment amount, the Ministry of Urban Development should take up the matter with the Department of Information Technology so that contractual breach on the part of the NIC is brought to the notice of the Departmental Head and the NIC is warned to be careful and meticulous enough to fulfil the contractual obligations. Now that the scanning of all the documents relating to the transferred markets has been completed, the Committee recommend that the uploads be regularly updated and monitored to ensure authenticity and ease of reference in public domain.

Action Taken

All layout plans, totalling 2026 have been scanned and are used for reference purposes, as and when required. All 7165 files relating to 107 markets, transferred *vide* Gazette notification No. 288 dated 27.3.2006 to the Local Bodies *i.e.* NDMC/MCD have been scanned and there is no pendency. A decision in respect of uploading the information relating to layout plan, will be taken after due diligence and consideration of all parameters.

The markets have been transferred to NDMC/MCD. Therefore, they will be requested to provide the updated information to the concerned lessees.

Annexure-"E"

Vetting Comments of Audit

As per the records made available to audit in respect of handing over and taking over of these markets (107 markets), records of 36 markets only were made available to audit. Details of the transfer of rest of the markets not provided to audit and uploading the information relating to layout plan is yet to start.

Further development in this regard may please be submitted to PAC.

Department's Reply

As regards the records made available to the Audit, it is submitted that out of the shops administered by the L&DO, handing over/taking over records of 36 markets to Urban Local Bodies were shown to Audit. Decision for uploading the layout plan has also been taken.

Sd/-

शहरी विकास मंत्रालय

अधिसूचना

नई दिल्ली, 24 मार्च, 2006

का०आ० 404(अ).-जबकि शहरी विकास मंत्रालय के तहत भूमि तथा विकास कार्यालय, सम्पदा निदेशालय तथा केन्द्रीय लोक निर्माण विभाग, दिल्ली में कई मार्केटों का संचालन कर रहे हैं।

2. और जबकि केन्द्र सरकार ने निर्णय लिया है कि भूमि तथा विकास कार्यालय सम्पदा निदेशालय तथा केन्द्रीय लोक निर्माण विभाग के तहत आने वाली मार्केटों को (इन्दिरा चौक, राजीव चौक और आईएनएण्ड मार्केट परिसर को छोड़कर), जिसमें दुकानें तथा दुकानों के ऊपर बने फ्लैट आते हैं, (आर० के० पुरम मार्केट, श्रीनिवासपुरी, एण्ड्रयूज गंज, नानकपुरा तथा लान्सर रोड मार्केट में दुकानों के ऊपर बने जनरल पूल के फ्लैटों को छोड़कर) “जैसे हैं जहां हैं” आधार पर नई दिल्ली नगर पालिका तथा दिल्ली नगर निगम को अंतरित किया जाए, निम्नानुसार निर्णय किया जाता है:-

3. इन मार्केटों का अन्तरण होने पर, नई दिल्ली नगर पालिका तथा दिल्ली नगर निगम, भूमि तथा विकास कार्यालय, सम्पदा निदेशालय तथा केन्द्रीय लोक निर्माण विभाग द्वारा इन मार्केटों में दुकानों तथा फ्लैटों के संबंध में निष्पादित की जा रही सभी शक्तियों का प्रयोग करेंगे तथा पट्टाकार या लाइसेंसदाता के रूप में कार्य करेंगे। शीर्षक का प्रतिस्थापन/परिवर्तन, उपहार में देने की अनुमति, बिक्री करने की अनुमति, गिरवी रखने की अनुमति, लीज होल्ड का फ्री होल्ड में रूपान्तरण, परिसर के प्रयोग में परिवर्तन, दुकानों के आबंटन का नियमन/पुनः स्थापन आदि व्यापार परिवर्तन, स्वामित्व अधिकार प्रदान करना, दुरुपयोग/क्षति प्रभार की वसूली आदि के मामले में भूमि तथा विकास कार्यालय तथा सम्पदा निदेशालय द्वारा पालन किए गये मार्गदर्शी सिद्धान्तों तथा प्रक्रिया का पालन स्थानीय निकायों अर्थात् नई दिल्ली नगर पालिका तथा दिल्ली नगर निगम द्वारा भी किया जाएगा।

4. पट्टाकार/लाइसेंसदाता के रूप में कार्य करने के अलावा, स्थानीय निकाय भवन, निर्माण उप-नियम, नगर उप-नियम के उल्लंघन पर उपयुक्त कार्रवाई भी कर सकते हैं और अन्य सांविधिक शक्तियों का प्रयोग भी कर सकते हैं।

5. नई दिल्ली नगर पालिका तथा दिल्ली नगर निगम दोनों ही एक अलग निधि-संग्रह बनाएंगे जिसमें किराया प्राप्त द्वारा मार्केट के अन्तरण, लाइसेंस, अनार्जित बढ़त, प्रीमियम, रूपान्तरण शुल्क, क्षति/दुरुपयोग प्रभाग आदि से प्राप्त राजस्व जमा किया जाएगा। यदि किसी भी कारण से नगरपालिका की साझा निधि में रकम जमा की जाती है, तो मार्केट के अन्तरण से प्राप्त राजस्व के लिए अलग खाता रखा जाएगा और विधिवत् लेखे में रखा जाएगा। इस निधि का प्रयोग केवल मार्केट के विकास के लिए ही किया जाएगा किसी और कार्य के लिए नहीं। जमा की गई रकम तथा व्यय हुई रकम की तिमाही रिपोर्ट भूमि तथा विकास कार्यालय तथा शहरी विकास मंत्रालय, निर्माण भवन, नई दिल्ली को भेजी जाए।

6. नई दिल्ली नगर पालिका को अंतरित की जा रही मार्केटों का विवरण अनुलग्नक I में दिया गया है। इसी प्रकार दिल्ली नगर निगम को अंतरित की जा रही मार्केट का विवरण अनुलग्नक II में दिया गया है।

7. मार्केटों का अन्तरण 1 अप्रैल, 2000 से प्रभावी होगा और सभी रिकार्डों का अन्तरण 30 अप्रैल, 2006 तक पूरा कर लिया जाएगा।

[सं० एल एण्ड डी ओ/पीएस-4/नीति/1/2004]

पी०के० प्रधान, संयुक्त सचिव

अनुलग्नक I

भूमि तथा विकास कार्यालय, सम्पदा निदेशालय तथा केन्द्रीय लोक निर्माण विभाग के अधीन मार्केटों की सूची, जिन्हें नई दिल्ली नगर पालिका (एनडीएमसी) को अंतरित किया जाता है:

क्र० सं०	मार्केट का नाम	
1.	बेयर्ड रोड मार्केट	
2.	भगत सिंह मार्केट	(i) दुकानें (ii) दुकानें तथा उनके ऊपर रिहायशी फ्लैट
3.	खान मार्केट	(i) दुकानें (ii) दुकानें तथा उनके ऊपर रिहायशी फ्लैट
4.	खन्ना मार्केट	
5.	अलीगंज मार्केट	
6.	बंगाली मार्केट, दुकान-सह-रिहायश	
7.	जोर बाग, दुकान-सह-रिहायश	
8.	डिप्लोमेटिक एन्क्लेव	
9.	एन०सी० मार्केट	(i) दुकानें (ii) दुकानें तथा उनके ऊपर रिहायशी फ्लैट (iii) स्टॉल
10.	एस०एन० मार्केट	(i) दुकानें (ii) दुकानें तथा उनके ऊपर रिहायशी फ्लैट
11.	बाबू मार्केट, सरोजनी नगर-दुकान	
12.	किदवई नगर (साउथ)	
13.	किदवई नगर (सेन्टर)	
14.	मोती बाग I	
15.	बेगम जैदी मार्केट	
16.	बसरूरकर मार्केट	
17.	नारौजी नगर	
18.	पंडारा रोड मार्केट	
19.	लक्ष्मीबाई नगर मार्केट	
20.	नेताजी नगर मार्केट	

क्र० सं०	मार्केट का नाम
21.	पृथ्वी राज रोड मार्केट
22.	लोदी कॉलोनी मेन मार्केट
23.	जनपथ मार्केट
24.	डी०आई०जैड० एरिया, सैक्टर-IV, बी०के०एस० मार्ग (सुविधाजनक खरीददारी केन्द्र)
25.	हनुमान रोड
26.	एशिया हाउस मार्केट
27.	रिंग रोड मार्केट

अनुलग्नक II

भूमि तथा विकास कार्यालय, सम्पदा निदेशालय तथा केन्द्रीय लोक निर्माण विभाग के अधीन मार्केटों की सूची, जिन्हें दिल्ली नगर निगम (एमसीडी) को अंतरित किया जाता है:

क्र० सं०	मार्केट का नाम	
1.	अन्सारी मार्केट	
2.	अशोका मार्केट	
3.	आजाद मार्केट	
4.	देश बन्धु गुप्ता मार्केट	(i) दुकानें (ii) व्यावसायिक फ्लैट
5.	गप्फार मार्केट	
6.	गोखले मार्केट	
7.	इन्द्रा मार्केट	
8.	खुशींद मार्केट (दुकानें तथा व्यावसायिक फ्लैट)	
9.	लाजपत नगर मार्केट	
10.	लहना सिंह मार्केट	
11.	मीरदर्द रोड मार्केट	
12.	ओल्ड रोहतक रोड मार्केट	
13.	रानी झांसी मार्केट	
14.	रोशनआरा रोड मार्केट	
15.	सेवा नगर मार्केट	
16.	तेलीवाड़ा मार्केट	
17.	तिमारपुर मार्केट	
18.	गुलाबी बाग मार्केट	
19.	तिलक नगर (न्यू मार्केट)	
20.	तिलक नगर (ओल्ड मार्केट)	
21.	डिफेन्स कॉलोनी मार्केट	
22.	कालकाजी मार्केट	

क्र० सं०	मार्केट का नाम
23.	जंगपुरा मार्केट
24.	मोती नगर मार्केट
25.	तिहाड़-I मार्केट
26.	ओल्ड राजेन्द्र नगर मार्केट
27.	रमेश नगर मार्केट
28.	वैस्ट पटेल नगर (न्यू मार्केट)
29.	वैस्ट पटेल नगर (ओल्ड मार्केट)
30.	निजामुद्दीन मार्केट
31.	न्यू कुतुब रोड मार्केट
32.	साउथ पटेल नगर मार्केट
33.	सेन्ट्रल मार्केट, लाजपत नगर
34.	पुष्पा मार्केट, लाजपत नगर
35.	कृष्णा मार्केट, लाजपत नगर
36.	मालवीय नगर मार्केट
37.	मलकागंज मार्केट
38.	इन्नर मार्केट, मलकागंज
39.	मेन रोड मार्केट, मलकागंज
40.	ईस्ट पटेल नगर मार्केट
41.	न्यू राजेन्द्र नगर मार्केट
42.	एडवर्ड लेन मार्केट
43.	पंचकुइया रोड मार्केट
44.	पहाड़गंज मार्केट
45.	सुन्दर नगर मार्केट (दुकान-सह-रिहायश)
46.	प्रेम नगर मार्केट
47.	एम०बी० रोड—दुकानें
48.	कमला मार्केट (i) दुकानें (ii)दुकानें तथा उनके ऊपर रिहायशी फ्लैट
49.	मेहरचन्द मार्केट—दुकानें
50.	आर०के० पुरम मार्केट, सैक्टर-I

क्र० सं०	मार्केट का नाम
51.	आर०के० पुरम मार्केट, सैक्टर-II
52.	आर०के० पुरम मार्केट, सैक्टर-III
53.	आर०के० पुरम मार्केट, सैक्टर-IV
54.	आर०के० पुरम मार्केट, सैक्टर-V
55.	आर०के० पुरम मार्केट, सैक्टर-VI
56.	आर०के० पुरम मार्केट, सैक्टर-VII (सेन्टर-I)
57.	आर०के० पुरम मार्केट, सैक्टर-VII (सेन्टर-II)
58.	आर०के० पुरम मार्केट, सैक्टर-VIII
59.	आर०के० पुरम मार्केट, सैक्टर-IX
60.	आर०के० पुरम मार्केट, सैक्टर-XII
61.	साइट-डी मार्केट, सैक्टर-VI, आर० के० पुरम (प्लेटफॉर्म)
62.	कस्तूरबा नगर—दुकानें
63.	श्रीनिवासपुरी—दुकानें
64.	नानकपुरा—दुकानें
65.	प्लैजर गार्डन मार्केट—दुकानें
66.	लान्सर रोड—दुकानें
67.	वाई शेष बिल्डिंग-आई.पी. भवन
68.	वसंत विहार शॉपिंग कॉम्प्लेक्स
69.	मोहम्मदपुर शॉपिंग कॉम्प्लेक्स
70.	सादिक नगर मार्केट
	(i) दुकानें
	(ii) स्टॉल
	(iii) प्लेटफॉर्म
	(iv) कियोस्क
	(v) साइकिल मरम्मत की दुकान
	(vi) स्कूटर मरम्मत की दुकान
71.	एम०बी० रोड, सैक्टर-I, मार्केट
	(i) दुकानें
	(ii) कार्यालय
	(iii) स्कूटर मरम्मत की दुकान
	(iv) साइकिल मरम्मत की दुकान

क्र० सं०	मार्केट का नाम
72.	एम०बी० रोड, सैक्टर-III, मार्केट
73.	एम०बी० रोड, सैक्टर-III, ए-मार्केट
74.	एम०बी० रोड, सैक्टर-III, बी-मार्केट
75.	एम०बी० रोड, सैक्टर-IV, मार्केट (स्थानीय खरीददारी केन्द्र)
76.	एम०बी० रोड, सैक्टर-IV, मार्केट (सुविधाजनक खरीददारी केन्द्र)
77.	एम०बी० रोड, सैक्टर-V, मार्केट
78.	लोदी रोड कॉम्प्लेक्स सेन्टर- I दुकानें
79.	लोदी रोड कॉम्प्लेक्स सेन्टर - II मार्केट

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LAND & DEVELOPMENT OFFICE
MARKET TRANSFER CELL
NIRMAN BHAWAN, NEW DELHI-110 011

NDMC may kindly received the following files after the verification of performa of I.D. No. & details of noting and correspondence which is attached with each file:

Sl.No.	Property No.	Name of Market	Property I.D. No.
1.	FLAT 64	KHAN MARKET	17261
2.	FLAT 63	KHAN MARKET	16390
3.	FLAT 4	KHAN MARKET	16441
4.	SHOP 79A	KHAN MARKET	14596
5.	SHOP 61A	KHAN MARKET	16543
6.	SHOP 10A	KHAN MARKET	17391
7.	SHOPARCADE-A	KHAN MARKET	16256
8.	SHOPARCADE-D	KHAN MARKET	16534
9.	SHOP 22A	KHAN MARKET	16357
10.	SHOP 75	KHAN MARKET	16447

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(in block letters)

Designation.....

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Received by

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(with date)

Name.....

(in block letters)

Designation.....

Reception officer, Gate No. 4,

Nirman Bhawan, is requested to permit

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(countersigned by record keeper)

Shri.....
NDMC to take out these files.

Sd/-

(V. Sreekumar)

(Public Relation Officer)

LAND & DEVELOPMENT OFFICE

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LAND & DEVELOPMENT OFFICE
MARKET TRANSFER CELL
NIRMAN BHAWAN, NEW DELHI-110 011

NDMC may kindly receive the following files after the verification of perform of I.D. No. & details of noting and correspondence which is attached with each file.

Sl.No.	Property No.	Name of Market	Property I.D. No.
1.	FLAT 91	S.N. MARKET	17834
2.	FLAT 2	S.N. MARKET	17610
3.	FLAT 169	S.N. MARKET	10875
4.	FLAT 95	S.N. MARKET	16553
5.	FLAT 175	S.N. MARKET	17616
6.	FLAT 176	S.N. MARKET	17532
7.	FLAT 64	S.N. MARKET	17970
8.	FLAT 119	S.N. MARKET	17422
9.	FLAT 185	S.N. MARKET	17566
10.	FLAT 123	S.N. MARKET	17824

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(in block letters)

Designation.....

Reception officer, Gate No. 4,
Nirman Bhawan, is requested to permit

Designation.....

Shri.....

(countersigned by record keeper)

NDMC to take out these files.

Sd/-

(V. Sreekumar)

(Public Relation Officer)

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MARKET TRANSFER CELL
NIRMAN BHAWAN, NEW DELHI-110 011

NDMC may kindly receive the following files after the verification of performas of I.D. No. & details of noting and correspondence which is attached with each file.

Sl.No.	Property No.	Name of Market	Property I.D. No.
1.	SHOP 112	SAROJINI NAGAR MARKET	17466
2.	FLAT 116	SAROJINI NAGAR MARKET	17144
3.	SHOP 20	SAROJINI NAGAR MARKET	14501
4.	FLAT 143	SAROJINI NAGAR MARKET	17656
5.	SHOP 171	SAROJINI NAGAR MARKET	16443
6.	SHOP 56	KHANNA MARKET	19489
7.	SHOP 40	SAROJINI NAGAR MARKET	14504
8.	SHOP 25	SAROJINI NAGAR MARKET	17506
9.	SHOP 48	SAROJINI NAGAR MARKET	17657
10.	STALL NO. 14	KHANNA MARKET	19134

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Signature.....

(with date)

Name.....

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Nirman Bhawan, is requested to permit
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NDMC to take out these files.

Sd/-

(V. Sreekumar)

(Public Relation Officer)

LAND & DEVELOPMENT OFFICE

GOVERNMENT OF INDIA
LAND & DEVELOPMENT OFFICE
MARKET TRANSFER CELL
NIRMAN BHAWAN, NEW DELHI-110 011

NDMC may kindly receive the following files after the verification of perform of I.D. No. & details of noting and correspondence which is attached with each file.

Sl.No.	Property No.	Name of Market	Property I.D. No.
1.	SHOP 143	SAROJINI NAGAR MARKET	18673
2.	SHOP 16	SAROJINI NAGAR MARKET	10810
3.	SHOP 113	SAROJINI NAGAR MARKET	14544
4.	SHOP 67	SAROJINI NAGAR MARKET	12884
5.	SHOP 126	SAROJINI NAGAR MARKET	10436
6.	FLAT 161	SAROJINI NAGAR MARKET	10822
7.	FLAT 112	SAROJINI NAGAR MARKET	18656
8.	FLAT 145	SAROJINI NAGAR MARKET	17432
9.	FLAT 81	SAROJINI NAGAR MARKET	17517
10	SHOP 49	SAROJINI NAGAR MARKET	12447

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Reception Officer, Gate No. 4,
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NDMC to take out these files.

Sd/-
(V. Sreekumar)
(Public Relation Officer)
LAND & DEVELOPMENT OFFICE

GOVERNMENT OF INDIA
LAND & DEVELOPMENT OFFICE
MARKET TRANSFER CELL
NIRMAN BHAWAN NEW DELHI-110 011

NDMC may kindly receive the following files after the verification of perform of I.D. No. & details of noting and correspondence which is attached with each file.

Sl. No.	Property No.	Name of Market	Property I.D. No.
1.	FLAT 131	SAROJINI NAGAR MARKET	16466
2.	FLAT 133	SAROJINI NAGAR MARKET	14603
3.	FLAT 140	SAROJINI NAGAR MARKET	19497
4.	FLAT 121	SAROJINI NAGAR MARKET	19881
5.	FLAT 182	SAROJINI NAGAR MARKET	11006
6.	SHOP 53	SAROJINI NAGAR MARKET	19660
7.	SHOP 21	SAROJINI NAGAR MARKET	11323
8.	FLAT & 139 SHOP	SAROJINI NAGAR MARKET	18807
9.	SHOP 64	SAROJINI NAGAR MARKET	18952
10	SHOP 37	SAROJINI NAGAR MARKET	20291

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Nirman Bhawan, is requested to permit
Shri.....
NDMC to take out these files.

Sd/-
(V. Sreekumar)
(Public Relation Officer)
LAND & DEVELOPMENT OFFICE

The Committee note that a one man Committee of Inquiry (the Yogesh Chandra Committee), constituted by the Ministry of Urban Development in September 2004 to examine cases of allotment of land by the L&DO between 1998-99 and September 2004 to various institutions, found that in 32 cases, out of the 100 cases examined by it, allotments were made to religious, educational, socio-cultural and political institutions without due regard to the stipulated procedures. Pursuant to the observations of the Yogesh Chandra Committee, the Ministry sprung to action and cancelled 29 allotment. Surprisingly, the then Minister refrained cancellation of two allotments while in one case the final decision is yet to be taken. The Committee also note that subsequent to the recommendations of the Yogesh Chandra Committee, the Ministry have constituted a Land Allotment Screening Committee and revised the Guidelines for the purpose of receipt and screening all the applications for allotment of Government land for any purpose. The Ministry have assured the Committee that they are strictly following the Guidelines prescribed by the Yogesh Chandra Committee in all subsequent allotments. The Committee trust that the Ministry/L&DO will continue strict adherence to the revised Guidelines for allotment of land for every purpose so that no figures are raised against the motives nor any occasion arises for cancellation of allotments. The Committee would also like to have the details of the two allotments which were not cancelled due to the Minister's intervention and the present status of the one undecided case of doubtful allotment, as pointed out by the Yogesh Chandra Committee.

Action Taken

A large number of social, cultural, educational, religious, and other institutions were allotted land by L&DO during 5-6 years from 1998-99. There were allegations regarding non-adherence to prescribed norms and procedures in allotment of land in some cases. The Government of India, M/o Urban Development, by its order No. 24(46)/2002-CDN/66 Dt. Sept. 15, 2004, set up a one man Committee of inquiry to examine cases of allotment of Land made by L&DO since 1998-99.

The Committee examined 100 cases of allotment of land to various institutions. Out of these, the Committee did not make adverse comments in 68 cases. In the remaining 32 cases, the Committee observed that the allotments were made without due regard to the stipulated procedure. Regarding three specific cases on which the Honourable PAC had made observations, the position is as follows:—

The two cases where the allotment was not cancelled are as under:

1. Ayyappa Sewa Samiti.

Initial application of May, 1998 was rejected on the ground that no land was available.

The case was taken up by more than one people's representatives. Subsequently the Minister asked L&DO to suggest a suitable site.

Land of 400 sq. mt. was allotted to the Foundation in R.K. Puram in 2000.

Further allotment of land under the possession of the Samiti without formal allotment was also made. Later having regard to the ground reality that it is a live temple pulsating with religious activity, the allotment has not been cancelled.

2. Sarvadeshik Arya Pratinidhi.

Land measuring 541.7 sq.mt. was under occupation by the temple. Since no formal allotment has been made the structure was demolished in April, 2001 by L&DO and Delhi Police.

Since religious sentiments of a section of people were hurt, it was felt necessary to restore the land to the temple through formal allotment to mollify the hurt sentiments.

One case where no decision has taken about cancellation is given below:—

3. Guru Singh Sabha (Defence Colony)

Allotment of 1500 sq.yds. was made as per Supreme Court orders.

However Sabha occupied land measuring 500 sq. yds. additionally which was subsequently allotted to Guru Singh Sabha on 16.5.2002. The proposal for cancellation of land has not yet been finalized.

Vetting Comments of Audit

No Comments.

16. The Committee are dismayed to note that an amount of Rs. 100 crore is outstanding towards Ground Rent involving 169 leases of Nazul properties. The Ministry have reasoned that the above dues were pending because the Revision of Ground Rent (RGR) Cell ceased to operate temporarily as the personnel working in the Cell had either retired or were transferred to some other organizations. The Committee find that though the Cell was closed for more than two years *i.e.* December 2007 to January, 2010 but the Ministry view it as a temporary suspension. What is more baffling is the Ministry's statement that no formal decision was taken at any level to close the RGR Cell, but the cell ceased to operate upon transfer of all the staff posted there. The Committee view the closure of RGR Cell for over two years when Rs. 100 crores dues were pending for recovery as unconscionable. The Committee are constrained to observe that they cannot exonerate the departmental heads responsible for mass transfers from, and closure of the RGR Cell. The Committee therefore urge the Ministry to investigate the matter and fix responsibility on the Officers concerned for such unconscionable conduct.

Action Taken

The figure of Rs. 100 crore is only an estimation of approximate value of the outstanding ground rent in respect of Nazul Leases.

With a view to recovering the outstanding ground rent at the earliest, the process of revision of ground rent in r/o Nazul leases has been completed.

In February, 2010, work relating to the RGR Cell was resumed by giving additional charges to other officials in L&DO to revise the pending cases of revision. Ground rent has been revised in 1516 cases. (as per RGR Cell register as on date 30.6.2012). Besides this, any other service to the lessee is provided only after recovering all outstanding dues including ground rent. In order to streamline the collection of ground rent, the relevant Registers are being computerized under the overall scheme of computerization in L&DO.

RGR Cell is not a separate unit but the work of revision of ground rent has been assigned to certain officials in addition to their normal duties which is termed as RGR Cell. Due to acute shortage of staff explained in the foregoing paragraphs, revision of ground rent could not be done regularly. It has now been revived. However, the core function of revision of ground rent was never stopped.

The applications of the lessees for any kind of services are processed only subject to recovery of all Government dues. Enough opportunities are given to the lessees to pay all the Government dues and if they fail to do so, the property is re-entered through the due process of law.

Vetting Comments of Audit

The Ministry/L&DO may please submit the lease-wise/property-wise details of ground rent received against 169 leases of Nazul properties and due against the revision of ground rent to PAC. Ministry/L&DO is silent on the issue to investigate the matter and fix the responsibility on the officers concerned for such unconcionable conduct.

Department's Reply

The office has collected the Ground Rent as revenue are as under:—

Ground Rent	2008-09	Rs. 92.77 crores
Ground Rent	2009-10	Rs. 92.27 crores
Ground Rent	2010-11	Rs. 76.87 crores
Ground Rent	2011-12	Rs. 49.10 crores
Ground Rent	2012-13	Rs. 30.36 crores (upto Dec., 2012)

It is reiterated that the work relating to revision of Ground Rent has never ceased. Hence the question of fixing the responsibility did not arise.

Sd/-

CHAPTER V

OBSERVATIONS/RECOMMENDATIONS IN RESPECT OF WHICH THE GOVERNMENT HAVE FURNISHED INTERIM REPLIES

Observations/Recommendations

The Committee appreciate the Government's concern and commitment in allotting land at a comparatively lower premium to social, charitable, religious and education institutions as well as to Hospitals, Public Service Agencies etc. with the intention of deploying public resource for greater public good. At the same time, the Committee are of the considered view that it is the duty and responsibility of the Ministries concerned to ensure through constant monitoring that all such allottees fulfil scrupulously the terms and conditions of allotment for greater public good as stipulated by the Government. So far as allotment of land for commercial purposes is concerned, the true value of the land commensurate with the extant market rate must be realized without exception. The auction of three acres of land by the L&DO for construction of a hotel in the run-up to the Commonwealth Games, 2010 which fetched the Government an amount of Rs. 611 crore reflects the true value of land in the National Capital. The Committee, therefore, urge the Ministry/L&DO to fully explore and exploit the potential for higher revenue in a transparent manner so as to extract maximum value of land in all cases of renewals and fresh allotments, especially in cases of commercial leases. The Committee further desire that the feasibility of linking the premium and ground rent for the commercial properties to the Zonal average auction rates determined by the DDA be taken into consideration, as assured to the Committee.

Action Taken

In the year 1984, L&DO devised a formula for the revision of ground rent. The rate of ground rent is fixed on the basis of land rates. It is proposed therein to adopt DDA rates so that more revenue is generated and DDA has been requested to furnish schedule of prevailing land rates, year-wise since 2000 onwards. After the land rates are adopted/approved, ground rent will also be automatically revised. The Committee's recommendation will be given due consideration by this Ministry in letter and spirit.

The land rates for L&DO's land are concessional in comparison to the open market rates as they do not involve development of the land and services and commercial interests. Since these rates are policy decision of the Government, the rates depend on the object of allotment of the land through L&DO. The allotments through L&DO are generally not for commercial benefits but aim to meet the requirement of Union Government Departments, Semi Government Organisations, PSUs, religious, social, educational institutions and Recognized Political Parties.

The Institutions which serve the community are considered for allotment of land at concessional rates. Thus keeping in view their role in providing designated urban

services, (such as schools, hospitals, basic infrastructure, secondary infrastructure, social, cultural and religious etc.), the rates are subsidized and do not reflect the current market rates.

The open market land rates reflect the commercial value of land and hence, are always comparatively higher and cannot be compared with the rates notified by Government for allotment of land on lease hold basis.

Vetting Comments of Audit

Files relating to the revision of land rates/market rates along with cabinet note stated to have been under submission. Final outcome in this regard may be furnished to PAC.

Department's Reply

The proposal is under process and as desired final outcome in this regard will be furnished to PAC as soon as the process is over.

The Committee are perturbed to note that the Ground Rent receipts, which constitute one of the major receipts of the L&DO, are relatively paltry despite thousands of acres of land leased in prime locations with potential value ranging from Rs. 1,18,000 crore to Rs.3,44,000 crore. Further, the Ministry last revised the premium rates for allotment of land in 1998 which was valid till the year 2000. The Committee find that the abysmally low receipts on account of Ground Rent and premiums are primarily due to the continuation and adoption of the formula for enhancement of Ground Rent for Nazul leases evolved in the year 1984, which has now no relationship with the current letting/market value of these properties. The Ministry's reasoning that they are adhering to the 1984 formula as approved by the Cabinet is specious since it is not the duty of the Cabinet to remind the Ministry to put up a note for its consideration, but the responsibility lies with the nodal Ministry to approach the Cabinet for appropriate policy decisions from time to time. The Committee demand an explanation from the Ministry as to what prevented them from approaching the Cabinet after 1984 for enhancement of ground rent and how the loss to the public exchequer can be made good. Further, the Committee recommend that the matter may be taken up to the Cabinet with a sense of urgency for appropriate revision in land rates/ground rent. The Committee also recommend that after the Cabinet approval, the specific multiples for the enhancement of the Ground Rent depending on the number of years elapsed since the due date of revision, as contained in the Office Order of February, 1984, be suitably modified and the dues recovered retrospectively. Needless to emphasize, the schedule of area-wise letting values should also be considered for upward revision at regular intervals, in line with the fluctuations in the land market so as to generate reasonable revenue from the L&DO's vast land holding in prime locations.

Action Taken

The 1984 formula is primarily a tool to deal with cases where delay takes place in revision of ground rent. Revision of the formula has not been prescribed. The rate of

ground rent is dependent on the land rates and increases when the land rates are revised upwards. It is proposed to revise the land rates *w.e.f.* 1.4.2000. Consequently, arrears of both land rates and ground rent will be recovered with retrospective effect.

With a view to recovering the outstanding ground rent at the earliest, the Ministry has initiated action. The process of revision of ground rent in case of all Nazul leases has been completed.

The land rates for L&DO's land are concessional in comparison to the open market rates as they do not involve development of the land and services and commercial interests. Since these rates are policy decision of the Government, the rates depend on the object of allotment of the land through L&DO. The allotments through L&DO are generally not for commercial benefits but aim to meet the requirement of Union Government Departments, Semi Government Organisations, PSUs, religious, social, educational institutions and Recognized Political Parties.

The institutions which serve the community are considered for allotment of land at concessional rates. Thus keeping in view their role in providing designated urban services, (such as schools, hospitals, basic infrastructure, secondary infrastructure, social, cultural, and religious etc.), the rates are subsidized and do not reflect the current market rates.

The open market land rates reflect the commercial value of land and hence, are always comparatively higher and cannot be compared with the rates notified by Government for allotment of land on lease hold basis.

Vetting Comments of Audit

Files relating to the revision of land rates/market rates along with cabinet note stated to have been under submission. Final outcome in this regard may be furnished to PAC.

Department's Reply

The proposal is under process and as desired final outcome in this regard will be furnished to PAC as soon as the process is over.

The Committee note that as of December, 2010, 13 cases are pending in the Supreme Court, 323 cases in the High Courts and 273 cases in the lower Courts. Similarly, 303 cases were pending in the Court of Estate Officer. The Committee are informed that pendency of so many Court cases is beyond L&DO's control as it has neither any legal section nor any panel of Advocates of its own for which it has to depend on the Government Counsels appointed by the Ministry of Law. To worsen the matter, no regular Estate Officer is available in the L&DO since long and the charge is being dealt with on temporary basis by one or other Branch Officer. The Committee find that in order to address the above constraints, a proposal to constitute a separate cell in the L&DO to deal with matters relating to Court cases, RTI applications etc. is under process. However, the Ministry's contention that a definite time-frame is not possible to be indicated for the constitution of the Legal Cell is not acceptable. The Committee therefore, impress upon the Ministry to initiate urgent necessary measures for constitution of the Legal Cell and appointment of a permanent Estate Officer in

L&DO so that the pendency of large number of Court cases is decreased to the barest minimum and recovery of outstanding dues, removal of encroachments etc. which are impeded by litigations, are effectively addressed.

Action Taken

The proposal of this Office for creating of Legal Cell has been returned by the Department of Expenditure with the following observations:—

- (i) To fill up all the vacant posts expeditiously and if need be the proposal for revival of posts may be referred to the Department of Expenditure.
- (ii) By filling up the vacant posts and by engaging Consultants, who are retired judicial officers, it does not seem that creation of posts would be necessary for setting up of a legal cell in L&DO. Accordingly action for hiring the Consultants has been initiated. The vacancies are being advertised.

Vetting Comments of Audit

The matter is under process. Further progress be intimated to PAC.

Department's Reply

On the basis of the advertisement (copy enclosed), some applications have been received which are being scrutinized. Further progress will be intimated to the PAC.

NEW DELHI;
19th March, 2013

28, Phalgun, 1934 (Saka)

DR. MURLI MANOHAR JOSHI,
Chairman,
Public Accounts Committee.

A-11013/1/2010-ADMN. (L&DO)/1120
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND AND DEVELOPMENT OFFICE
NIRMAN BHAVAN, NEW DELHI

Subject: Filling up the posts of Consultants for Legal Cell in the Land and Development Office on contract basis-regarding.

The Land and Development Office, Ministry of Urban Development, invites applications from the prospective applicants for filling up of the following posts of Consultants in the 'Legal Cell' on contract basis:

- | | | |
|--------------------------|---|------------|
| (i) Legal Advisor | — | One post |
| (ii) Senior Law Officer | — | Two posts |
| (iii) Junior Law Officer | — | Two posts |
| (v) Legal Assistant | — | Four posts |

The details of the eligibility and functions to be performed by each post of the Consultants are at annexure.

2. The Land and Development Office is to be outsource the services of Retired Judicial Officers of Central Government/State Government, for a period of one year from the date of their engagement as Consultant purely on temporary basis which may be extended from time to time at the discretion of the competent authority.

- (a) General conditions of engaging consultants:
- (i) Retired Judicial Officer from the Central/State Government with requisite qualifications and experience as prescribed would be eligible for being engaged as Consultants. However, the engagement as Consultant shall not be considered as a case of re-employment.
 - (ii) Consultants would be engaged for a fixed period for providing high Quality services to the Land and Development Office or for attending to specific and time bound jobs.
 - (iii) The appointment of Consultant would be on full time basis and they would not be permitted to take up any other assignment during their engagement as Consultant in the Land and Development Office.
 - (iv) The appointment of Consultant is temporary (non-official) in nature and the same can be cancelled at any time by the Land and Development office without assigning any reason thereof.

(b) Period of Engagement:

The selected candidates will be appointed for a period of six months which can be extended from time to time on the basis of the performance of the Consultants and with the approval of the Competent Authority.

(c) Procedure of Appointment:

Procedure to be followed for selecting candidates for engagement as Consultant shall be within the framework of the provisions contained in Chapter VI. Procurement of Services Rule 163 to 180 of the GFR, 2005 and Chapter VII, Selection of Individual Consultants para 1.2.1, 7.1 & 7.2 of Manuals of Policies and Procedure of Employment of Consultants.

(d) Entitlements of Consultants:

The Consultants selected will be paid consultation fees which will be worked out with the following formula:—

[Last Pay drawn +DA (at the applicable rate at the time of retirement)+TA (as drawn at the time of retirement)]—[Pension (50% of last drawn pay) + DA/Interim relief (at the present rate)].

No other allowances are to be paid, Besides the Consultants are eligible for 8 days leave in a calendar year on *pro-rata* basis. Therefore, the Consultants will not be entitled for any, remuneration/fees for his/her absence beyond 8 days in a calendar year calculated on *pro-rata* basis. The Gazetted/closed holidays are as per the order of Government of India.

(e) Scope of Work:

- (i) Consultants will report for duty to the Vigilance-cum-Legal Officer;
- (ii) Consultants shall deal with the court matters including cases Involving legal issues for examination and recommendation of appropriate action to be taken by the competent authority;
- (iii) Consultants will examine the cases with the specific recommendations on appropriate course of legal action required in the cases referred to them;
- (iv) Consultants will examine the draft counter reply affidavit, prepared by the Central Government Standing Counsel and suggest appropriate and adequate amendments/improvements/developments in the draft counter reply affidavit to be filled in the CAT/Courts where UOI/L&DO is/are impleaded as respondents/defendants parties;
- (v) Consultants will ensure monitoring of filling of counter replies in time and suggested to take appropriate and adequate action to be taken in time in the court cases;
- (vi) Consultants will be required to visit CAT/High Court/Civil Court as and when required/directed or suggested by them to assist the official representatives thereon the date of hearing of the court cases;

- (vii) Consultants will be required to assist the officers/officials in briefing/ discussing the court matters with the concerned Central Government Standing Counsel in the court cases;
 - (viii) Consultants will also examine the orders/judgments of CAT/Courts and advise further course of action to be taken in respect of the matter;
 - (ix) Consultants may be required to train the dealing staff/officers of the Land & Development Office to ensure capacity build-up to improve efficiency in handling disposal of court cases;
 - (x) Consultants may maintain copies of judgments/orders of the courts/ CAT reached finality on different issues on service matters of Central Government employees;
 - (xi) Consultants shall assist Land & Development Officer as and when required in processing of court cases and attending meetings on the review of court cases;
 - (xii) Consultants will submit the status report of the court cases to the Land & Development Officer by the evening of last working day of a week regularly;
 - (xiii) Consultants will be responsible for keeping official records in their safe custody. Any loss of the records under their custody will accrue to them.
- (f) Support or inputs to be provided by the Land & Development Office:
The Land & Development Office will provide Room, Furniture, telephonic & computer facilities, stationery, information & records, Books and any other material required to facilitate working of the consultants.
- (g) Eligible candidates may apply within 15 days from the date of advertisement on the prescribed proforma as per annexure.

Sd/-

(Anil Kumar)

Dy. Land & Development Officer

Tele: 23063613

APPLICATION FORM

1. Name
2. Date of Advt.
3. Full Name (In Block Letters)
4. Father's Name
5. Date of Birth (in Christian era)
6. Address:
 - (a) For Correspondence/Communication alongwith Pin Code
 - (b) Telephone No./Mobile No.
 - (c) e-mail address (if any)
7. Sex _____ Male/Female
8. Marital Status
9. Whether belongs to SC/ST/OBC/PH
10. Date of retirement from Govt. Service/Department/Ministry
11. Details of Education/Professional Qualifications
12. Post from which retired
13. Details of last pay drawn before retirement
14. Details of disciplinary action faced during the service
15. Experience of dealing the court matters

I, hereby undertake that all the statements given with application are true, complete and correct to the best of my knowledge and belief. In the event of any information being false or incorrect my candidature/appointment may be cancelled/terminated without any notice. I, also declare that I am a Citizen of India by birth/domicile.

Place:

Signature of the Candidate

Date:

Address

Annexure

Sl.No.	Name of the Post	No. of Posts.	Eligibility	Experience	Function to be Performed
1	2	3	4	5	6
1.	Legal Advisor	1	Retired Judicial Officer	10 years service in the Pay scale under PB-3 Rs. 15,600—39,100 plus grade pay Rs. 7,600/-	Advice on Legal Matters. Examination of affidavits/pleadings before the Supreme Court/High-Court/District Court/CAT and various other Courts. Appointment of Lawyers to defend the Court Cases. Submission of replies on behalf of Govt. of India to the Competent Authority for approval.
2.	Senior Law Officer	2	Retired Judicial Officer	8 years service in the Pay scale under PB-3 Rs. 15,600—39,100 plus grade pay Rs. 6,600/-	Assist Legal Advisor on cases referred to him for legal advice/ opinion. To guide the Junior Law Officer and other officers in framing replies/ counter replies/affidavits on behalf of Govt. of India. Responsible for timely filling and follow up of Court Cases. Ensure timely implementation of Judgements/Orders of various courts. Coordinating with Ministry of Law on the Court Cases.

3.	Junior Law Officer	2	Retired Judicial Officer	5 years service in the Pay scale under PB-2 Rs. 9,300—34,800 plus grade pay Rs. 5,400/-	Examination of replies framed by Law Assistants. Ensure timely attendance in various courts on behalf of Govt. of India. Preparatory work for the date of hearing. Coordinating with the Govt. Counsels on the cases. Coordinating within the office with officers and staff. Framing replies against court cases.
4.	Legal Assistant	4	Retired Judicial Officer	5 years service in the Pay scale under PB-2 Rs. 9,300—34,800 plus grade pay Rs. 4,600/-	Counter affidavit. davp 44107/11/0003/1213

APPENDIX I

MINUTES OF THE TWENTY-SEVENTH SITTING OF THE PUBLIC ACCOUNTS COMMITTEE (2012-13) HELD ON 19TH MARCH, 2013

The Committee sat on Tuesday, the 19th March, 2013 from 1500 hrs. to 1615 hrs. in Room No. '62', Parliament House, New Delhi.

PRESENT

Dr. Murli Manohar Joshi — *Chairman*

MEMBERS

Lok Sabha

2. Shri Anandrao Vithoba Adsul
3. Shri Sandeep Dikshit
4. Shri Bhartruhari Mahtab
5. Shri Shripad Yesso Naik
6. Shri Abhijit Mukherjee
7. Shri Ashok Tanwar
8. Dr. Girija Vyas

Rajya Sabha

9. Shri Prasanta Chatterjee
10. Shri Prakash Javadekar
11. Shri J.D. Seelam
12. Shri N.K. Singh

SECRETARIAT

1. Shri Devender Singh — *Joint Secretary*
2. Shri Abhijit Kumar — *Director*
3. Shri M.L.K. Raja — *Deputy Secretary*
4. Shri D. R. Mohanty — *Deputy Secretary*
5. Smt. A. Jyothirmayi — *Deputy Secretary*
6. Shri S.L. Singh — *Under Secretary*
7. Smt. Anju Kukreja — *Under Secretary*

Representatives of the Office of the Comptroller and Auditor General of India

1. Ms. Shubha Kumar — *Director General (Report Central)*

2. Shri Venkatesh Mohan — Director General of Audit
3. Ms. Anim Cherian — Principal Director (ST)
4. Shri Rajiv Kumar Pandey — Principal Director of Audit

2. At the outset, the Chairman welcomed the Members and the representatives of the Office of the C&AG of India to the sitting of the Committee. The Chairman, then, apprised that the meeting had been convened to consider the following Draft Reports of the Committee:

- | | | |
|--|------|------|
| (i) **** | **** | **** |
| (ii) **** | **** | **** |
| (iii) **** | **** | **** |
| (iv) **** | **** | **** |
| (v) **** | **** | **** |
| (vi) **** | **** | **** |
| (vii) **** | **** | **** |
| (viii) **** | **** | **** |
| (ix) Action Taken by the Government on the Observations/Recommendations of the Committee contained in their Fifty-ninth Report (15th Lok Sabha) on 'Functioning of Land and Development Office' ; | | |
| (x) **** | **** | **** |

3. Giving an overview of the issues contained in the Draft Reports and the comments of the Committee thereupon, the Chairman solicited the views/suggestions of the Members.

4. After some discussions, the Committee adopted the above mentioned Draft Reports. The Committee, then, authorized the Chairman to finalise the Reports in the light of the factual verifications, if any, made by the Audit and present them to Parliament on a convenient date.

5. The Chairman thanked the Members for their active participation in the consideration and adoption of the Reports.

The Committee, then, adjourned.

*** The matter not related to this report.

APPENDIX II

(Vide para 5 of Introduction)

ANALYSIS OF THE ACTION TAKEN BY THE GOVERNMENT ON THE OBSERVATIONS/RECOMMENDATIONS OF THE PUBLIC ACCOUNTS COMMITTEE CONTAINED IN THEIR FIFTY-NINTH REPORT (FIFTEENTH LOK SABHA)

(i) Total No. of Observations/Recommendations	26
(ii) Observations/Recommendations of the Committee which have been accepted by the Government: Para Nos. 1-4, 6-10, 12 and 17-25	Total:19 Percentage—73.08%
(iii) Observations/Recommendations which the Committee do not desire to pursue in view of the replies received from the Government: -NIL-	Total:0 Percentage—0%
(iv) Observations/Recommendations in respect of which replies of the Government have not been accepted by the Committee and which require reiteration: Para Nos. 5, 11, 13 and 16	Total: 04 Percentage—15.38%
(v) Observations/Recommendations in respect of which Government have furnished interim replies: Para Nos. 14, 15 and 26	Total:03 Percentage—11.54%