

# TWENTIETH REPORT

## PUBLIC ACCOUNTS COMMITTEE (1991-92)

(TENTH LOK SABHA)

CONSTRUCTION OF 1296 DWELLING UNITS AT  
KISHANGARH BY DELHI DEVELOPMENT AU-  
THORITY

MINISTRY OF URBAN DEVELOPMENT

[Action Taken on the 97th Report of Public Accounts  
Committee (8th Lok Sabha)]



Presented to Lok Sabha on 24 Apr. 1992  
Laid in Rajya Sabha on 27 Apr. 1992

LOK SABHA SECRETARIAT  
NEW DELHI

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PUBLIC ACCOUNTS COMMITTEE  
(1991-92)

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## INTRODUCTION

I, The Chairman of the Public Accounts Committee, as authorised by the Committee, do present on their behalf this Twentieth Report on action taken by Government on the recommendations of the Public Accounts Committee contained in their 97th Report (Eighth Lok Sabha) on construction of 1296 dwelling units at Kishangarh by Delhi Development Authority.

2. In their earlier Report the Committee had noted that Vaish Committee had adversely commented upon the quality of work in the 25 housing projects visited by it. The Committee had *inter alia* urged the Government to take action against the delinquent officials and unscrupulous contactors responsible for various lapses pointed out by Vaish Committee. In this Report the Committee have been distressed to find that seven of the 13 cases instituted for taking disciplinary action against delinquent officials in respect of 13 housing projects classified as very poor by the Vaish Committee, still remain to be finalised. The Committee have taken a serious view of this lackadaisical approach and have urged the Ministry to finalise the remaining disciplinary cases expeditiously.

3. In another case the Committee have been distressed to find that construction work on 192 dwelling units has not been resumed so far since the rescission of the contract in December, 1983. According to the Committee the long delay apart from resulting in cost escalations is also responsible for depriving the prospective allottees of the possession of these tenements. While expressing their deep distress over the aforesaid situation, the Committee have urged upon the Ministry to take all the desired steps for expediting the construction work.

4. The Report was considered and adopted by the Public Accounts Committee at their sitting held on 31 March, 1992. Minutes of the sitting form Part II of the Report.

5. For facility of reference and convenience, the recommendations of the Committee have been printed in thick type in the body of the Report and have also been reproduced in a consolidated form in Appendix I of the Report.

6. 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.

NEW DELHI;

April 6, 1992

Chaitra 17, 1914(S)

ATAL BIHARI VAJPAYEE,

Chairman,

Public Accounts Committee.

# CHAPTER I

## REPORT

This Report of the Committee deals with the action taken by Government on the recommendations/observations of the Committee contained in this 97th Report (8th Lok Sabha) on para 5 of the Report of the Comptroller and Auditor General of India for the year 1984-85, Union Government (Civil) Vol. II regarding Construction of 1296 dwelling units at Kishangarh by Delhi Development Authority.

1.2 The 97th Report which was presented to Lok Sabha on 30 April, 1987 contained 20 recommendations. Action taken notes have been received in respect of all the recommendations and these have been broadly categorised as follows:

(i) Recommendations and observations which have been accepted by Government:

Sl. Nos. 1 to 10, 14, 15, 16 to 20.

(ii) Recommendations and observations which the Committee do not desire to pursue in the light of the replies received from Government:

Sl. No. 11

(iii) Recommendations and observations replies to which have not been accepted by the Committee and which require reiteration:

Sl. Nos. 12 and 13

(iv) Recommendations and observations in respect of which Government have furnished interim replies:

-Nil-

1.3 The Committee will now deal with the action taken by Government on some of their recommendations.

### *Inordinate delay in finalising disciplinary action* (S.No. 12, Para 96)

2.1 Highlighting the exceptionally poor quality of construction by DDA in 26 housing projects as brought out as result of the study undertaken by the Fact Finding Committee, the Committee in paragraph 96 of their 97th Report had made the following recommendation:

“The Fact Finding Committee (Vaish Committee) and the Quality Control Wing of Delhi Development Authority have pointed out serious structural defects and found that the work were executed

below specification. The Vaish Committee visited 26 housing projects including Kishangarh Housing Complex at various places in Delhi where construction work was under execution. The general impression gathered by this Committee was that the quality of work in most of the houses was very poor. Besides, there were common defects in most of the houses and indicated lack of emphasis on quality of construction. The Vaish Committee clearly brought out the fact that contractors and Engineers incharge perhaps got the impression that they could get away with bad work. No one seemed to have been bothered about the structural safety of the house. The Architects and Design Engineers simply ignored the basic requirements of the I.S. Codes which provides for lot of precautions for building four storied houses with 9" walls on all floors. The Engineer incharge of supervision also completely ignored the normal norms of sound construction of a building. Consequently, some of the built houses were found to be structurally unsound. Out of the 26 housing projects visited by the Vaish Committee houses built at 13 projects located at Gulabi Bagh, Dilshad Garden, Vikashpuri, East of Kailash, Paschimpuri, Malviya Nagar Extension, Pritampura, Shalimar Bagh, Lawrence Road, Jahangirpuri and Trilokpuri were found to be particularly very poor. The Committee had further highlighted the fact that even though the above cases are of exceptionally poor quality, the Committee also observed generally poor quality of work in all the housing schemes which will have to be improved by appropriate strengthening measures." The Vaish Committee had concluded that strengthening measures have to be taken in almost all the houses and special attention had to be given for the above exceptionally poor quality work. The Strengthening and improvement measures suggested by the Vaish Committee could atleast be termed as stop-gap measures. The Committee itself has stated that at this stage these measures, however well done, would still be only a compromise when compared to a proper construction from the very beginning carried out in accordance with the laid down specifications and codes. The explanation that these defects escaped attention of the site staff due to overloading of units is not at all convincing as these common defects have been found in all the projects visited by the Vaish Committee. Evidently, buyers of DDA houses did not get fair value of their money as they have been handed over structurally defective houses which is commercially unsound and ethically immoral. At this stage the Committee cannot but strongly deprecate the ineffective tardy planning and implementation of construction of projects by the DDA and can only express the hope that DDA would have taken suitable lessons from their past experience and would take adequate steps to ensure that similar mistakes are not repeated in future in respect of projects now under implementation.



or those which will be undertaken in future. The high expectation from the Government and the public at large centres round housing and the Committee hope that DDA would perform its functions with complete awareness of its mission. They would also like to be apprised of the remedial measures taken to strengthen and improve system which as a whole has failed miserably on all counts. The Committee would urge the Government to take action against the delinquent official and unscrupulous contractors responsible for various lapses pointed out by the Vaish Committee after undertaking a comprehensive review of these deficiencies. The result of the enquiry on the findings of Vaish Committee may be intimated to the Committee.”

2.2 In their Action Taken Note the Ministry of Urban Development have stated as under:

The Vaish Committee had visited 25 Housing Projects including the Kishangarh Housing Complex and not 26 Projects as reported earlier. The discrepancy arose because one project namely construction of 96 dwelling units each of MIG and LIG category in Dilashad Garden, Shahadara Group IV, had been visited by the Committee twice, once on 24.3.1983 and again on 5.4.1983. Out of these, 13 projects were declared to be very poor. Action taken against the contractors responsible for execution of these 13 works is indicated as per Annexure I. The remaining 12 works were classified by Vaish Committee as generally poor. Action taken against contractors of these works is indicated in Annexure II.

As regards disciplinary action against the delinquent officials, the Chief Vigilance Officer, DDA, has already initiated necessary action against the concerned officials connected with 13 works within were classified very poor by the Committee. The present stage of disciplinary action in those cases is indicated in Annexure III. In the case of 12 works classified by the Committee as generally poor, disciplinary action against the concerned officials was not considered necessary. Since the receipt of Vaish Committee Report, a large number of measures have been taken within the department for improving the quality of construction. Quality Central Wing has been strengthened by posting additional Executive Engineers to check quality. Superintendent Engineers and Executive Engineers have been instructed to be Vigilant regarding the quality of the construction and timely completion of the projects. Assistant Engineer(QC) has been attached with each Chief Engineer to carry out internal quality check. Additional labouratories for testing the quality of materials have been set up and the existing labouratories have been strengthened by providing additional equipment. Large number of training courses and refresher courses have been organised by the Training Wing to update the knowledge of Engineers and to make them aware of the specification.

**2.3 The Committee note that the Delhi Development Authority have in pursuance of the recommendations of the Vaish Committee taken certain steps to improve the quality of work that was adversely commented upon in the 25 housing projects visited by the Committee, The Committee, however, cannot lose sight of the fact that these belated measures can at best be termed as stop-gap measures and would still be only a compromise when compared to proper construction from the very beginning carried out in accordance with the laid down specifications and codes. In their earlier Report, the Public Accounts Committee had also urged the Government to take action against the delinquent officials and unscrupulous contractors responsible for various lapses pointed out by the Vaish Committee after undertaking a comprehensive review of these deficiencies. The Committee are distressed to find that seven of the 13 cases instituted for taking disciplinary action against delinquent officials in respect of 13 housing projects classified as very poor by the Vaish Committee, still remain to be finalised. The Committee take a serious view of this lackadaisical approach and urge the Ministry to finalise the remaining disciplinary cases expeditiously and the Committee be apprised in the matter.**

*Delay in Construction of 192 Dwelling Units  
(S.No. 13 para 97)*

**3.1 Commenting on the inordinate delay in the construction of 192 dwelling units on account of the lingering dispute between DDA and the contractor the Committee in paragraph 97 of their 97th Report had observed as follows:**

**“The construction of 192 dwelling units was started in July 1982 by contractor ‘S’. As the progress of work was slow, the Executive Engineer rescinded the contract in December 1983. The balance work has not been awarded to any contractor so far. The matter is sub-judice as the contractor has raised dispute on finalisation of list of materials lying at site and the measurements taken. The matter was under arbitration and hence balance work could not be awarded. The Committee are distressed to note that work of these 192 dwelling units started in July 1982 and stipulated to be completed initially in a year could not be completed so far. The lingering dispute between DDA and the contractor may finally lead to cost escalation beyond all proportions. The Committee would like the Delhi Development Authority to ensure that this is not passed on to the allottees. Logically the contractor should be made to pay for it and a claim on this account should be preferred before the arbitrator.”**

**3.2 In their Action Taken Note the Ministry of Urban Development have stated as under:**

**The claims of the department were referred to the Arbitrator on 8-5-84 in the first instance. Due to the demise of the arbitrator, Shri**

G. Subramanyam, Sh. O.P. Mittal was subsequently appointed as arbitrator and the claims of the department were again referred to the new arbitrator on 6-12-84.

Regarding the latest position of the case, it is submitted that the contractor did not cooperate with the arbitrator and also refused to extend the time for publishing the award. The DDA sought intervention of the High Court and got the time period extended. The Arbitrator Shri O.P. Mittal has made and published the award on 16-3-91, this award has gone in favour of the DDA for net amount of Rs.7.44 lakhs. The DDA has filed the award in the High Court in July, 1991 for making the award the rule of court and pass decree so as to realise the awarded amount from the contractor. The case is now fixed for hearing on 24th March, 1992.”

**3.3 The Committee are distressed to find that construction work on 192 dwelling units has not been resumed so far since the rescission of the contract in December, 1983. Originally, these dwelling units were scheduled to be completed within a year's time of initiation of construction work in July, 1982. Explaining the delay the Ministry in their action taken note have taken the plea that the contractor did not cooperate with the arbitrator and also refused to extend the time for publishing the award. The Delhi Development Authority sought intervention of the High Court and got the time period extended. The award for a net amount of Rs. 7.44 lakhs is stated to have gone in favour of DDA. Further, the DDA has in July, 1991 filed the award in the High Court for making it the rule of the Court and passing decree for realisation of the amount from the contractor. The Committee feel that this paltry amount of Rs. 7.44 lakhs is very insignificant keeping in view the intervening inordinate delay of more than nine years. The long delay apart from resulting in cost escalations is also responsible for depriving the prospective allottees of the possession of these tenements. While expressing their deep distress over the aforesaid situation, the Committee urge upon the Ministry to take all the desired steps for expediting the construction work.**

## CHAPTER II

### RECOMMENDATIONS AND OBSERVATIONS WHICH HAVE BEEN ACCEPTED BY GOVERNMENT

#### **Recommendation**

The Delhi Development Authority (DDA) undertook construction of 1296 Dwelling Units (DUs) under Self Financing Scheme in 1982 under 3 schemes consisting of 768, 384 plus 48 and 96 units respectively. The construction work was awarded through a different contracts and each one was to be completed within a period of 12 months. Even after spending Rs. 10.60 crores on construction, no dwelling units could be allotted until November 1985. The abnormal delay in completing construction work has been stated to be due to structural defects, inadequate foundation of some of the dwelling units which was detected at a belated stage when four storeyed structure had been constructed lack of essential basic amenities like sewage, water and electricity etc. indicating total lack of planning and unjustifiable delays in execution of work by some contractors. Besides other serious lapses that have come to light, the most painful aspect of execution work had been criminal negligence and active connivance of the concerned officers of DDA who showed total callousness in the discharge of their duties. The very fact that inadequate foundation of some of the dwelling units could be detected only when four storeyed structure had been built is clearly indicative of the total system failure in the organisation.

[Sl. No. 1, Appendix VII, Para 85 of 97th Report of P.A.C. (8th Lok Sabha)]

#### **Action Taken**

In development areas, works are taken up by DDA but bulk services namely water supply, sewage disposal and electrification to such areas are extended by MCD, being the authority responsible for such facilities in Delhi. Some times in the past, though MCD expressed inability to provide these facilities, DDA undertook construction of flats in such cases by taking on itself the issue of arranging bulk services to wipe out the backlog of housing shortage in the Capital. At times DDA was able to arrange these services timely but sometimes arrangements took much more time compared to the time taken for building construction. This is because provision of these facilities by DDA depends on availability of underground water supply and natural nallah for disposal of drainage.

DDA had pursued with MCD and DESU for provision of peripheral services of water, sewage and electricity as soon as DDA took up the

construction. It is only with DDA's persistent efforts that DESU finally provided electricity. However, no help came from MCD about water supply and sewage and finally DDA had to make its own arrangements for these facilities.

To avoid such situations in future, it has now been decided to time the construction of houses alongwith the facilities to be provided by the local body. In fact local body is being associated even at the planning stage. The observation of the Director of Audit that the timing of the peripheral services of water, sewage & electricity concurrently with the construction of DDA's future projects will be watched by the PAC, has been noted by the Government. Moreover rules are being framed in order to ensure that expenditures above a certain limit are approved only at the level of the Authority wherein representative of MCD, is a Member. This will ensure that large projects of this nature will not be undertaken unless the MCD and other utilities are in a position to coordinate the supply of drinking water, sewerage services etc.

According to the existing system, the measurements are recorded by the Junior Engineer. All important items are test checked by the Asstt. Engineer to the extent of 100% and in respect of other items 50%. The Executive Engineer has to test check 10% of the measurements recorded by his subordinates. Hence, there exists a system of check in the working of the department. It is unfortunate that in this case probably there has been connivance and consequent failure of the system.

In order to further tighten the system of checking, particularly of foundations it has now been decided that plinth level, foundation level and depth of foundations shall have the approval of the Chief Engineer. Instructions have also been issued that the Executive Engineer will test check the bed concrete of the foundations 100% and other items of foundations 25%. The Superintendent Engineer as per instructions must ensure inspection of laying of foundation of works at least once. The Chief Engineers have also been directed to arrange their inspections in such a way that they are satisfied with the technical parameters that are being enforced at site. With these instructions the inspection procedure is now more stringent in the DDA than what is provided in CPWD rules. A copy to Engineer Member circular dated 11.6.85 (Copy not enclosed). The quality control cell is also checking the work at various stages so that the foundation are also covered during their inspections.

Details of disciplinary action have been indicated in the ATN in regard to para 88. Regarding action taken against the contractor M/s Mittal Builders for the work of construction of 192 dwelling units, Pocket C,

Group I, Kishangarh, the firm has been debarred from tendering for DDA works and an intimation to this effect has been sent to Haryana PWD (P&R), where the contractor was originally registered.

[Ministry of Urban Development F.No. K-22011/1/87-DDVA/IIA  
dated 14-2-1992]

### **Recommendation**

The construction work of 1296 dwelling units was awarded through different contracts. The scheme of 768 units was divided into 4 groups of 192 DUs each and contracts were awarded in June, 1982 to four contractors. The works were awarded in anticipation of Administrative Approval and expenditure sanction which were received in May 1983 for Rs. 12.38 crores for 768 DUs. However, these were not received for the remaining dwelling units. The reasons for not obtaining administrative approval and expenditure sanction for this project has been stated to be due to priority attached to the execution of these works under Self Financing Scheme and due to heavy load of the work at relevant times. The committee have also been informed that there were 148 other works under execution at different locations in Delhi as on 1st April 1986 without administrative approval and expenditure sanction. The tendered cost of these works aggregate to Rs. 152 crores. Of these, two works pertained to the year 1980, five to 1981, thirteen to 1982, seven to 1983 and thirty four to 1984. In these cases works were taken up in anticipation of administrative approval and expenditure sanction. This situation exists despite relevant provisions in CPWD code and Manual. The Committee are distressed to note that works of such financial magnitude should have been taken up without according administrative approval and expenditure sanction and urge the Government to take effective remedial measures to ensure that the gap between the administrative approval and awarding of work to contractors reduced to the barest minimum, and relevant instructions on the subject are scrupulously observed and suitable action taken against defaulting officers.

[Sl. No. 2, Appendix VII, Para 86, of 97th Report of P.A.C. (8th Lok Sabha)]

### **Action Taken**

A.A. & E.S. for 1296 houses under Kishan Garh Scheme have since been accorded. Strict instructions have been issued vide circular/office orders mentioned below, not to take up any work unless A.A. & E.S. are accorded by the competent authority. They are being followed and funds are released for sanctioned works only.

F.1(21)86-Vig. of March 1989 (Annx. 'A')	}	(Copy not enclosed)
EM1(1083/486) dated 2.4.86 (Annx. 'B')		
AO(W)III(10)86-87/2001 dated 6.8.86 (Annx. 'C')		

Regarding accord of A.A. & E.S. for 148 estimates mentioned in the

report, the latest position is that A.A. & E.S. have since been accorded in 145 cases. The sanctions in respect of the remaining 3 cases are in the final stage of processing and will be communicated very shortly.

Details of disciplinary action taken have been indicated in the ATN in regard to para 88.

[Ministry of Urban Development F.No. K-22011/1/87-DDVA dated  
14-2-1992]

### **Recommendation**

The Committee note that responsibility of various functionaries of Delhi Development Authority viz. Junior Engineer/Assistant Engineer/Executive Engineer etc. with regard to planning, supervision, checking and test-checking of works are quite similar to those prescribed by CPWD for its officers. These instructions have been summarised by the Director General (Works), CPWD in his letter No. 18/1/76-W(E-in-C)/CPR/13/73 dated 10 March 1978. According to these instructions the responsibility for control over quality at site has to be pinpointed. For this purpose it has put emphasis on stage inspection by Junior Engineer/Assistant Engineer/Executive Engineer to ensure quality of materials and construction of works. These instructions pinpoint the level of inspection necessary and the extent of supervision needed at different levels to ensure proper quality of works and material.

[Sl.No.. 3 Appendix VII, para 87 of 97th Report of P.A.C. (8th Lok Sabha)]

### **Action Taken**

Instructions detailing the responsibilities of various functionaries have already been issued by the Director General (Works) C.P.W.D. on 10th February, 1978 and these have been made applicable in DDA also. A copy of the instructions issued vide No. EM1(38)78 dated 27.8.79 and No. EM1(38)78/5457 dt. 14.10.81. (Copy not enclosed)

[Ministry of Urban Development F.No. K-22011/1/87-DDVA dated  
29-6-1990]

### **Recommendation**

Obviously these instructions were observed more in breach than in practice by the officers supervising the works at Kishangarh. In the work of construction of 192 dwelling units the deficiencies, viz. non-following of structural drawings correctly, weak cement, mortar, cracked walls, later shifting of RCC columns development of cracks in RCC slabs and lentals, inadequate bearing and defective flush doors, shutters etc. which could have been easily detected by the concerned staff had they performed their duties with reasonable diligence were detected by the quality control wing in January, October and December 1983. This leads to the unavoidable conclusion that the staff deputed for supervision of the above

work failed on all counts. Lamentably, when 75% of the above work was completed it was noticed by the Executive Engineer in February 1984 that the houses had inadequate foundations in as much as the depth of the foundation as provided at site was ranging from 0.5 metre to 0.8 metre as against the actual requirement of 1.2 metres and beyond. Similarly width of the foundation ranged from 0.6 metre to 0.715 metre instead of 0.750 metre to 1.1 metres. This indicates that even the Quality Control Wing failed to pinpoint serious structural defects in foundation which were detected later on. The officers entrusted with the supervision of construction work thus totally failed in the discharge of their duties. The Committee recommend that disciplinary action against erring staff should be instituted if not already instituted.

[Sl.No.4, Appendix VII para 88 of 97th Report of P.A.C. (8th Lok Sabha)]

#### **Action Taken**

This para relates to failure of the staff engaged in the construction work to detect serious structural defects in foundation. The following officers have been identified as engaged in this work:—

1. Shri R.A. Khemani, C.E.
2. Shri B.K. Biswas, S.E.
3. Shri H.D. Sharma, S.E.
4. Shri Vijay Kumar, E.E.
5. Shri I.J. Mehta, J.E.
6. Shri A.K. Singhal, J.E.
7. Shri N.B. Pillai, J.E.
8. Shri R.K. Garg, A.E.

Out of the above mentioned list of officers, those mentioned at S.No. 2 & 8 belong to the CPWD. They have since been reverted to their parent Organisation. The question of placing these officers under suspension was taken up by the DDA with the Ministry of Urban Development and it was decided in the Ministry that since these officers had already been reverted from the DDA and they were not in a position to tamper with the DDA's relevant record, they need not be placed under suspension. All others were placed under suspension.

The current stage of disciplinary proceeding against the erring officers is indicated below:—

- S.No.(1) Shri R.A. Khemani, Chief Engineer has been compulsorily retired.
- S.No.(2) The views of the C.B.I. that the allegation against Shri B.K. Biswas, S.E. has not been substantiated, have been accepted.
- S.No.(3) No action is contemplated against Sh. H.D. Sharma the then S.E. as advised by C.B.I. and endorsed by CVC.



S.No.(4) As advised by the CVC charge sheets for major penalty to (7) proceedings against these officers were prepared in consultation with the CBI and have since been issued to these officers.

S.No.(8) Shri R.K. Garg, A.E. was repatriated to CPWD and has since been charge-sheeted for major penalty proceedings.

In addition as advised by the CVC major penalty charge sheet has been issued to Shri Arjun Lal, Divisional Accountant.

[Ministry of Urban Development File No. K-22011/1/87-DDVA dated 30-8-1990]

### **Recommendation**

Out of 8 works relating to construction of 1296 DUs each by two contractors—M/s Mittal Builders and M/s Uppal Engineering and Construction Pvt. Ltd. involved vigilance angle. In the first case foundation work of 192 DUs was not in accordance with the structural drawings and *prima facie* it has been established that over payment for foundation work to the tune of Rs.1.50 lakhs approximately as per the initial estimates were made and false measurements were recorded by the Junior Engineer Incharge. However, matter is under further investigation by the Chief Technical Examiner (CTE) on a reference from CBI who are investigating the case. It has been stated that overpayment could have been avoided had the supervisory staff been vigilant. The Case which was referred to CBI in June 1985 has not yet been finalised and no Inquiry Officer has been appointed to institute departmental inquiry against delinquent officials who are under suspension since May, 1985. The Committee deplore the tardiness and inordinate delay in expediting processing of disciplinary proceeding against the delinquent officials. In the other case, there were serious defects relating to weak cement mortar and weak RCC in columns. In this case overpayment on account of secured advance was made and no action has been taken to recover the amount of overpayment. It has been stated that some of the supervisory officers involved have been suspended while those belonging to other departments have been reverted to their parent departments. It is disquieting to note that no further action has been taken against them. Those cases should be got finalised expeditiously and suitable action taken against delinquent officials.

[Sl. No.5 Appendix VII Para 89 of 97th Report of PAC (8th Lok Sabha)].

### **Action Taken**

This para deals with the work of two contractors, namely, M/s Mittal Builders and M/s Uppal Engineering and Construction Pvt. Ltd.

In so far as the work carried out by M/s Mittal Builders is concerned, the following staff has been found to be involved:—

S/Shri

1. R.A. Khemani, Chief Engineer,
2. B.K. Biswas, Superintending Engineer,
3. H.D. Sharma, Superintending Engineer,
4. Vijay Kumar, Executive Engineer,
5. R.K. Garg, Assistant Engineer,
6. A.K. Singhal, Junior Engineer,
7. I.J. Mehta, Junior Engineer,
8. N.B. Pillai, Junior Engineer,
9. Arjun Lal, Divisional Accountant.

After completion of the enquiries by the CBI and its consideration by the Disciplinary Authority in the DDA, the matter was referred to the Central Vigilance Commission on 18th October, 1988 in respect of the officer mentioned at Sl. No.3 to 9 above. The views of CVC were received on 9.5.89, wherein action for initiation for major penalty proceeding against officers at Sl. No.4 to 9 was advised. Draft charge sheets were prepared for a major penalty proceeding in respect of those officers and were sent to CVC for vetting. The vetted charge sheets have since been received and got issued to these six officers. There is no case against Shri H.D. Sharma, SE (Sl.No.3) as advised by CBI and endorsed by CVC.

As regards officers at Sl.No.1 & 2 the CBI the allegations against these officers were not substantiated. The views of the CBI have since been accepted.

The other work referred to in this para was carried out by M/s Uppal Engineering & Construction Pvt. Ltd. The following officers were found involved in this work.

S/Shri

1. Vijay Kumar, Executive Engineer,
2. Jaswant Singh, Executive Engineer,
3. R.K. Garg, Assistant Engineer,
4. V.S. Rawat, Assistant Engineer,
5. S.K. Nanda, Assistant Engineer,
6. P.S. Jain, Assistant Engineer,
7. B.S. Malik, Junior Engineer,
8. K.D. Sharma, Junior Engineer,
9. Shakil Ahmed, Junior Engineer,
10. B.B.S. Yadav, Junior Engineer

Out of these 10 officials only those mentioned at Sl.No.1 and 7 were suspended. Both these officials have since been reinstated on 11.5.89 and 3.3.88 respectively pending completion of the inquiry against them. Shri R.K. Garg, A.E. (Sl.No.3) was repatriated to CPWD.

As regards disciplinary proceedings against these 10 officials the Disciplinary Authority in February, 1989 ordered the initiation of major

penalty proceedings against the officials at Sl.No.1,3,4,5 & 7. Minor penalty proceedings against Sl.No.6 and simple warning against Sl.Nos.8,9 and 10.

No action is contemplated against Sl.No.2 as no charge was made in his case.

The case was referred to CVC on 5.5.89 who in their advice given on 16.8.89 endorsed the above mentioned action proposed by the DDA against the delinquent officers. Charge sheets against these officers have since been issued as follows:—

S.No.	Name of the officer	Nature of charge sheet
1.	Shri Vijay Kumar, EE	Major Penalty
2.	Shri S.K. Nanda, AE	—do—
3.	Shri V.S. Rawat, AE	—do—
4.	Shri B.S. Malik, J.E.	—do—
5.	Shri P.S. Jain, A.E.	Minor Penalty

As regards Shri R.K. Garg, A.E. who has since been repatriated to his parent department, C.P.W.D. Charge-sheets for major penalty proceedings, have since been issued.

[Ministry of Urban Development F.No.K-22011/1/87-DDVA. dated  
30-8-1990]

#### **Recommendation**

The Committee note that Indian Institute of Technology, Delhi was engaged in March 1984 for their expert advice at a fee of Rupees 47,000 to strengthen the foundation. A further sum of Rs. 50,000 was paid to them for checking approval of designs for strengthening of all blocks and for conducting load test for one block. The estimated cost for rectification of all defects of 32 dus was Rs. 31 lakhs and work of foundation of strengthening and removal of other defects had to be carried out on 128 DUs. Evidently, the expenditure involved in rectification of defects would be quite high. It has been stated that requisite strengthening measures are yet to be carried out at the risk and cost of original contractor. The Committee would urge the Government to carry out the structural modifications expeditiously at the cost of the contractor and would like to be intimated of further development including the total additional cost involved in the process. The delay in rectification of important structural defects would result in cost escalation and also allotment of these dwelling units to registered persons. The Committee hope that cost escalation in these cases would not be passed on to the registered persons as the entire responsibility for delay in allotment vests with DDA due to sheer callousness on their part.

[Sl. No. 6, appendix XII, Para 90 of 97th Report of P.A.C. (8th Lok Sabha)].

### **Action Taken**

The strengthening work of foundation has since been completed. However, the balance work estimated to cost Rs. 22 lacs has not yet been taken up because of certain disputes of measurements by contractor. The matter is under arbitration. Based on amount recoverable from the contractor counter-claims have been referred before the arbitrator by the DDA. The contractor has not submitted any claim so far. The arbitrator could not proceed with the case as, all the records pertaining to this work were seized by CBI for investigation. CBI since been concluded the case stating that DDA shall go ahead with departmental proceedings. DDA are now taking necessary action to get the records from the CBI so that the arbitration proceedings could be finalised. In case the arbitrator gives the award against the DDA and the competent Authority accepts it, the cost not recovered from the Contractor shall be borne by the DDA.

[Ministry of Urban Development F.No.K-22011/1/87-DDVA dated  
14-2-1992]

### **Recommendation**

All the works awarded to various contractors for construction of 1296 DUs were required to be completed with 12 months from the date of commencement of work. However, not even a single work was completed within the stipulated time schedule inspite of the fact that simplest type of construction was involved therein. The Committee were in formed that out of 1296 dwelling units, 768 units have been completed, work was in progress in 336 units and 192 units were involved in litigation. the delay in completion of construction ranged from 15 to 24 months. It is highly deplorable. It needs to be ensured that in future works are completed on schedule. the Committee would like to be apprised of action taken in this regard.

The committee also urge the Government to ensure that effective steps are taken to settle litigation cases due to which construction of 192 units were held up blocking not only Government funds but also depriving of shelter to persons registered. The progress in the settlement of these cases should also be monitored at an appropriately higher level.

[Sl. No. 7, Para 91 of 9th Report of PAC (8th Lok Sabha)].

### **Action Taken**

To avoid delay in completion of works in future, the system of preparing project report for works to be taken up, detailing various co-ordinations and resources to be arranged at various stages of the work has since been introduced. This will avoid the possible delay in execution of works such as delay in issue of drawings, non-availability of site and services, delay in release of funds, delay in issue of materials by the department, non-availability of scarce materials in the market but to be arranged by the contractor etc. Further time allowed for construction and

completion of works in future shall be regulated as per CPWD manual volume II.

The observations of the PAC regarding expediting and monitoring the litigation have been noted. The progress of litigation is being monitored by the Chief Engineer during his periodical meeting of progress of works.

[Ministry of Urban Development F.No.K-22011/1/87-DDVA. dated 30-8-1990]

#### **Recommendation**

Out of 768 flats completed in 2 lots of 384 each in October, 1984 and June 1985, considered fit for allotment only in March, 1986 only 525 were allotted and in these cases possession letters were issued only in 327 cases as on 11.3.1987. In 198 cases possession letters of units allotted were still to be issued. This is clearly indicative of total lack of planning and perception. Which leads to corruption red tapism and lack of awareness of time, value of money on the part of DDA and require immediate attention of the Government so that there is no avoidable delay in construction and allotment dwelling units in future and assets created are put to productive use without available loss of time.

[Sl. No 8, Para 92 of 97th Report of P.A.C (8th Lok Sabha)]

#### **Action Taken**

The various processes that are involved after the construction of the houses before they are handed over to the allottees and the factors which are not within the control of the DDA are explained below:—

The main reasons for delay in handing over the flats at Kishan Garh are that initially it was not a very popular colony and the number of allottees was much less than the number of flats constructed there. Now the situation has changed and people are willing to get the allotment in this colony and therefore all the 912 flats (768 earlier + 144 recently completed) have been allotted. The possession of 891 flats has been handed over and 21 flats are still lying vacant pending completion of formalities by the allottees. These also include six flats the allotment of which has since been cancelled.

After the completion of the flats, a list of the allottees and the list of flat Nos. floor-wise is prepared and sent to the computer cell for preparation of the check-list. The check-list is then compared and sent back to the computer cell for preparing a random list. After this a draw is held and the lucky No. drawn by the judges is sent again to the computer cell for preparation of the result of the draw. On receipt of result of the draw the demand letters for 5th and final instalment are prepared by the self-financing Branch and sent to the allottees. This normally takes 20 to 30 days. The allottees are required to make payment of the 5th and final instalment within a period of one month from the date of issue of the demand letters. The allottees are also required to submit an affidavit, an undertaking, two sets of attested signatures and third copy of the challan

for making payment of the 5th and final instalment. On receipt of the documents and payment from the allottees the cases are sent to the accounts branch for clearance particularly for checking calculations of interest chargeable on account of delay in payment of instalment / instalments. After clearance from the Accounts Branch the possession letters are issued. The allottees are directed to report at site for taking over possession of the flat and it generally takes a fortnight for the Engineers at site to complete the remaining items such as sanitary items, electrical items, white-washing, painting etc. in the flats. Thereafter the flat is handed over to the allottees. In majority of the cases, it happens that the allottees do not make payment of the fifth and final instalment in time. They also do not submit the required documents within the prescribed period. Even after issue of possession letters, many allottees do not report at site for taking over the possession of the flat.

For the benefit of the allottees, counters have been established on the grounds floor in Vikas Sadan, 'D' Block for receiving the documents and providing guidance to them in various matters relating to Housing in DDA. Some times, DDA makes special arrangement for issue of possession letters on the spot after getting the documents from the allottees complete in all respects. While the DDA is doing its best to issue the possession letters to the allottees with least possible delay, in majority of the cases, the allottees do not complete the formalities which are required before issue of the possession letters.

[Ministry of Urban Development File No. K—22011 - 1 / 87—DDVA  
dated 29.6.90]

### **Recommendation**

The Committee were also informed that besides Kishangarh project, there were 74 other projects also whose construction was taken up prior to 31 December 1983 but could not be completed till 31 May 1986 though the stipulation was to complete them within 12 months. Of these, six projects were awarded in 1980, sixteen in 1981 and twenty-nine in 1982. The estimated cost of these projects was Rs. 3671 lakhs and were tendered at a cost of Rs. 6636 lakhs. The expenditure incurred upto 31 May 1986 was Rs. 5826 lakhs. The Committee note with regret that physical performance in most of these cases has been tardy and not commensurate with the investment made. In a number of cases, the works were at standstill after having been abandoned by the original contractors. The reasons for unusual delays were attributed to poor capacity and incompetence of contractors and abandonment of works by some of them. In some cases, contracts were rescinded as the progress of work was not found satisfactory. The other factors causing delay were stated to be raw material shortage, delay in approval of drawings, delay in giving sites etc. The Committee regret to say that in spite of the fact that Delhi Development Authority undertook construction activities as early as 1967, it has not

been able to enlist competent and dependable contractors to undertake construction of houses. It is pity that Delhi Development Authority which is required to undertake massive construction work of houses in Delhi to clear the backlog and satisfy the heavy current demand of houses is still at the mercy of unscrupulous contractors who can get away with poor quality of work due to totally callous supervision. The structures built by them in many cases are dangerous for human habitation and material used are substandard. The Committee would like the DDA to improve its procedure of registration of constructors and deal firmly with these whose performance is found to be deficient. The procedure of approval of drawings should also be streamlined so that delay in execution of projects is avoided. To be precise, the Committee urge Delhi Development Authority to build up a cadre of efficient and competent contractors and streamline their own organisation to cut delays in execution of projects and also to ensure that these are executed in accordance with prescribed specification and adequate quality control is exercised in the use of material. The Committee are totally unhappy with the performance of DDA and the Audit para under discussion illustrates its low standard of performance.

[(Sl. No. 9, Para 93 of 97th Report) of P.A.C. (8th Lok Sabha)]

#### **Action Taken**

The system of registrations of contractors in DDA has been streamlined. As it was observed that contractors registered with State P.W.D's are not familiar with the type of contraction being done by DDA and are also not upto the mark, it has since been decided not to permit such contractors to tender for works in DDA. Similarly, the Railway contractors have also been disallowed from taking up works in DDA.

For important and prestigious projects, a list of selected contractors is prepared out of the eligible contractors. Only contractors in the select list are eligible for tendering for such work in DDA.

The system of evaluating the performance of contractors is being enforced in DDA by writing and reviewing the performance of contractors every year. Action is also being taken in cases where the performance of contractors have been found wanting. For example, out of the eight contractors, which are the subject matter of the P.A.C report, two contractors namely M/s. Mittal Builders and M/s. Uppal Engg. Construction Co. (P) Ltd. have been debarred from tendering in DDA.

To avoid delay in execution of works, in future, a system of preparing project report for works alongwith the programme chart as detailed in the Action Taken Note on Para 91 of the Report has since been introduced and works shall now be taken up only after complete details are worked out.

[Ministry of Urban Development F. No. K—22011 / 1 / 87-DDVA dated 29.6.1990]

### **Recommendation**

Some of the reasons for delay in execution of projects were shortage of cement, non-availability of water and delay in issue of structural drawings. It has been stated that delay of 3 months in issue of structural drawings at different stages took place in one case due to heavy work-load at the relevant time in the SSW wing as there was no separate design wing in DDA at that time. The Committee are unable to accept this explanation. It is strange that contracts were awarded when even the basic requirement of structural drawings was not fulfilled. The delay on this account is highly deplorable. There was also failure in providing water and cement for construction and leads to the inevitable conclusion that no preparation was made with regard to material requirements and creation of site facilities, etc. It speaks poorly of project planning and material management on the part of Delhi Development Authority.

[Sl. No. 10, Para 94 of 97th Report of P.A.C. (8th Lok Sabha)]

### **Action Taken**

As explained in replies to earlier paras, the system has now been streamlined and works are taken up only after preparation and approval of the project report.

Requirement of cement and other material in the various works to be executed by DDA in the coming year are being examined in advance for timely supplies. Close watch is being kept on their receipts and issues.

[Ministry of Urban Development F. No. K-22011 / 1 / 87—DDVA dated  
29.6.1990]

### **Recommendation**

The Committee are perturbed to note that 656 constructed houses completed to the extent of 93 to 100 percent with an expenditure of Rs. 692.95 lakhs upto July, 1985 could not be allotted to registered applicants for want of essential basic amenities like sewage, water supply and electricity. It has been stated that Delhi Municipal Corporation for its own reasons were unable to provide water supply and sewage facilities to Kishangarh area. Consequently the DDA made it own arrangements by boring six tubewells at a cost of Rs. 40 lakhs and provided exidation ditch for dewage disposal treatment in Sector 'A' to cater to about 3000 DUs at a cost of Rs. 45 lakhs. The Ministry of Urban Development have stated that Municipal Corporation of Delhi has been approving sewage schemes in development areas with a condition that interim sewage treatment arrangements shall be made by the developing agency. This only indicated total lack of planning on the part of DDA in not making suitable arrangements in advance for water supply and sewage as that could have greatly expedited allotment of aforesaid units and would have made it



possible for them to profitably utilise its assets. The Committee hope that such situation does not recur in future.

[Sl. No. 14, Para 98 of 97th Report of PAC (8th Lok Sabha)]

#### **Action Taken**

It has since been decided that planning for availability of bulk services shall be done in advance in Co-ordination with M.C.D. authorities and no construction shall be taken up unless availability of bulk services are ensured simultaneously with the completion of houses and, for this purpose, a system of preparation and approval of project report, detailing all components of a work has since been introduced. DDA has since created a post of Director (Services Planning), who shall exclusively deal with the planning of services in future.

[Ministry of Urban Development F. No. K-22011/1/87 DDVA—Dated  
29-6-1990]

#### **Recommendation**

The Committee are concerned to note that prior to 1982, the Delhi Development Authority had no Quality Control Cell of its own. The pace of construction of houses in the initial years of taking up construction of houses in 1967 was about 8000 houses a year which was stepped up subsequently to 10-12 thousand a year. By 1982, the DDA had built up about 1.25 lakh houses. The quality checks during the period 1967 to 1982 were carried out by the Chief Technical Examiner under the Central Vigilance Commission. As the Chief Technical Examiner was doing checking job for other government organisation also including CPWD, their quota for DDA was very little. The reason for not setting up a quality control Cell is stated to be small quantum of work at that time and also the fact that primary responsibility to ensure quality of work was that of the immediate supervisory officer. However, the very fact that Quality Control Cell immediately after coming into existence has been able to bring out serious defects of structurally dangerous, materially sub-standard and of poor workmanship, it is apparent that immediate supervision had not all been effective. In fact it was noticed that supervisory staff have connived with contractors with ulterior motives. Viewed in the light of these facts, the Committee are quite apprehensive about the quality of works executed prior to 1982. Viewed in this light, the Committee would like to know why the creation of such organisation was not thought of earlier. They would also like the Delhi Development Authority to carry out random sample checking to ensure that the houses constructed prior to 1982 by the DDA do not suffer from any major defect.

[Sl. No. 15, Para 99 of 97th Report of P.A.C. (8th Lok Sabha)]

### **Action Taken**

The construction of houses by DDA was started in the year 1966-67 and in the initial period the pace of construction was very slow. The total number of houses of different categories constructed by DDA upto 1977 was only 32518, thus giving an average of approx. 3000 houses per year in a span of 11 years. This progress of construction of houses was considered to be rather very modest for an organisation like DDA and it was thought that the Site Staff posted for the supervision of work was enough to check the quality of work being done at site. Even otherwise it is the primary responsibility of the Site Staff viz. JE, AE and EE in-charge of the work to check the quality of work.

The pace of construction work had picked up from the year 1977 onwards and since the quantum of work had increased, one post of Executive Engineer (QC) was created on 13.5.1977 solely on Quality Control work and placed under the Administrative Control of Engineer Member, DDA for checking the quality of materials and the workmanship of the various buildings and development work executed by DDA. The post of Executive Engineer (QC) was filled in May, 1977 itself. It was in 1979 that DDA announced another scheme for registration of applicants for construction of houses as per the norms of HUDCO and in the process approximately 1,50,000 persons got themselves registered with DDA. In order to cope up with the requirement of houses for allotment to these registrants, DDA had to take up the houses building activity in a big way. In the meantime the DDA had also taken up the additional responsibility of carrying out the works for the Asian Games to be held in 1982. Thus the building work in DDA had increased manifold. Since the work load on the Field Engineers had increased, therefore it was felt necessary by the management to have an independent quality control cell headed by a Chief Engineer under the direct control of Vice Chairman, DDA. Accordingly the Cell was set up in August, 1982.

About 100 inspection notes have been issued by the then EE (QC) before August, 1982 and 83 works which were commenced prior to 1982 have also been inspected by the QC Cell after August, 82. Out of these 83 works, 78 were housing works. Out of these 78 works the QC Cell observed major defects in 74 cases. Rectification of the defects in all these works has since been done and the works have been completed. The expenditure incurred on rectification of defects had been charged to the specific work. The total number of houses constructed by DDA upto 1981-82 was 89747. In certain other cases the work could be accepted by suitably reducing the rates of certain items after ensuring the structural stability. Wherever the defects were found to be beyond the acceptable norms, the defective works were got dismantled by the field staff and work

redone at the risk and cost of the original contractors without putting extra burden on D.D.A.

[Ministry of Urban Development F. No. K-22011/1/78-DDVA dated 29.6.1990]

### **Recommendation**

The Committee also feel that the Quality Control Cell should be adequately strengthened so that it is in a position to perform its functions more efficiently and devotedly because even this Cell failed to point out serious defects in some construction works in recent past. It is also imperative that highly qualified and motivated staff is posted in Quality Control Cells so that it has a deterrent effect on officers involved on normal supervision of construction work. Due incentives/recognitions may be provided for the working in the Quality Control Cell for efficient work. Besides, as the Quality Control checking is done on random sampling the whole procedure of a random checking requires reappraisal in consultation with experts whether their method of picking up is adequate. The defects pointed out by this Cell should be circulated to other divisions to ensure that such defects are avoided. The Committee would like to be intimated of final decision taken in this regard.

[Sl. No. 16, Para 100 of 97th Report of P.A.C. (8th Lok Sabha)]

### **Action Taken**

Proposal for further strengthening the Quality Control Cell and providing incentives to the staff working in this Cell are under consideration. It is envisaged to have one Executive Engineer Quality Control (Civil) for each working zone of DDA. With this arrangement, it is expected that it would be possible to carry out atleast one inspection of all works costing more than Rs. 15 lacs, under execution with DDA. The procedure for checking by the Quality Control Cell has been streamlined and detailed instructions have been issued regarding picking up of works carrying out checks, preparation of reports etc.

More attention is being paid to ensure that the defects pointed out by the Quality Control Cell are attended to effectively and promptly. During the fortnightly co-ordination meetings held under the Chairmanship of the Vice-Chairman, the pending reports of the Quality Control Cell are brought out and such monitoring has resulted in prompter replies of the field units. The Vice-Chairman himself picks up a few observations of the Quality Control Cell and calls for report from the Chief Engineer. Some of these replies are again checked on the field by the Quality Control Cell to ensure that rectification of defects have been carried out systematically. With this type of follow up action on the Quality control inspections, there should be substantial improvement in the buildings being erected by the

DDA. Circulars are issued to all Division on the major defects notices by the Quality Control Cell.

[Ministry of Urban Development F. No. K-22011/1/87-DDVA dated 29-6-1990]

### **Recommendation**

101 The Delhi Development Authority came into being to function as the Authority on urban development affairs of the capital city, in co-ordination with other bodies like Municipal Corporation of Delhi, the New Delhi Municipal Committee and the agencies providing civic amenities, viz. Delhi electric supply Undertaking as well as other organisations which have any impact on the development of Delhi. Over the years activities of DDA have outstripped its originally conceived responsibilities. It has ventured into activities like land and site development, construction of roads and houses, maintenance of sport complexes, JJR Colonies and development of plot in JJR colonies and creation of additional facilities all over Delhi. The annual expenditure on these activities during the years 1982-83 to 1985-86 had been Rs. 243.31 crores, Rs. 202.62 crores, Rs. 192.59 crores and Rs. 296.96 crores respectively. The major chunk of this expenditure was on house building with Rs. 113.95 crores in 1982.83, Rs. 107.21 crores in 1983-84, Rs. 108.54 crores in 1984.85 and Rs. 197.52 crores in 1985-86.

[Sl. No.17 Appendix VII, para 101 of 97th Report of PAC (8th Lok Sabha)]

### **Recommendations**

102. In order to perform its multi facet functions, the Delhi Development Authority have been maintaining a large establishment of more than 40,000 employees whose annual administrative expenses amount to Rs. 37.11 crores. The Engineering Wing alone have sanctioned strength of 905 Class I and II Officers; 2220 of Junior engineers; 352 Draftsmen; 1906 of other Class III Staff and 3500 of Class IV staff. The total expenditure on pay and allowances of this staff of Engineering wing alone was Rs. 11.41 crores in 1985-86. In the opinion of the Committee it is the quality of staff working in DDA rather than inadequacy of strength which is responsible for the present messing state of affairs in the DDA. The Committee consider that there is overstaffing in DDA which needs restructuring and rationalisation. The Vice-chairman, DDA admitted in evidence that "imbalance may be there and somewhere more staff is there". The Committee note that Government is already engaged with the question of restructuring of DDA and a Committee has been set up for this purpose. It would be desirable to compare the staffing pattern of DDA with those of other reputed private construction companies before

taking a final decision in the matter. The Committee would like to be apprised of the action taken in this regard.

[Sl. No. 18 Appendix VII Para 102 of 97th Report of PAC (8th Lok Sabha)]

### **Action Taken**

Personnel at different level are earmarked for two aspects, namely, decision making process and the implementation of schemes. While in the first part, the stress is on quickness and a practical approach, in the latter, the aim is to produce quality alongwith speed in construction. The responsibility is also to anticipate things and try to produce the results in a total manner which can be put to productive use.

2. No organisation can afford to be static and as such goals and objectives of an organisation do undergo a change, in tune with the needs, requirements and expectations of the people it serves. In such a situation expansion, horizontal and vertical, of growing organisation is inevitable.

3. In such a situation, the needs for reorientation and tuning of the staff to the new goals and objectives in the changed circumstances often does get obscured. To remedy the disharmony in the quality of staff in relation to the advancement in technology and changing administrative behaviour and pattern, a separate Training Wing was set up in DDA in Dec. (1983). This Wing has been assigned the task of organising reorientation and in service training programmes for the employees of the DDA. The first refresher training course for the Executive Engineers, on Contracts and Arbitration, was organised in Oct. 84.

4. In 1984-85, only three courses could be organised for different levels of officers. During 1985-86, 14 courses were conducted, covering a total of 419 officers/employees, while during 1986-87, 41 courses have been conducted, covering a total of about 2,000 officers/employees. The courses covered different aspects of administration. While the stress was on foundational training courses for the new entrant Junior Engineers and on concrete technology for Assistant Engineers, courses were also conducted on budgeting, land encroachment and its protection and seminars for the senior officers on modern Management and Zero Based Budgeting. The training wing is presently engaged in finalising a comprehensive training plan for the different categories of employees of the DDA after assessing the training needs. The training plan is being so organised that all engineers undergo some kind of in-service training for about one week every year, while the officers and employees of the other disciplines undergo training programme of one weeks duration, on an average every two years. The training programmes would cover introduction of latest developments and technologies, specialised technical subjects, Motivation, Behaviourial Sciences, Office Procedure, Man-Management, Financial Management etc.

5. Regarding the imbalances in the number of personal, Zone-wise and

division-wise personnel reviews have been undertaken at the level of the Vice-Chairman. In these reviews, detailed discussions have been held with the officers right up to the level of Assistant Engineers so as to evolve a methodology to co-relate work with the personnel, in terms of quantity and quality. The work reviews have also been conducted at the zonal and divisional levels, with a view to determining clear-cut earmarking of accountability and assignment of responsibility for work at all levels, right upto the lowest level of Junior Engineers, in terms of quantity, quality, cost and time of the work assigned. Accordingly, the proformas for recording Annual Confidential Reports have also been redesigned with a view to enabling the Reporting Officers to make an objective assessment of the work/performance turned out by the personnel being reported upon. These steps are aimed at evolving an environment and culture of involvement at the levels in the hierarchy.

6. As a result of the personnel reviews being conducted in Engineering departments of the Authority, persons surplus to the requirement are determined. The Personnel review has resulted in the closure of five Civil Divisions. Two more Divisions are also likely to be closed down. In view of the human, administrative and legal limitations involved in termination and retrenchment of the surplus staff, further recruitment of different categories of officials is being effected from amongst the surplus people to the extent possible, so as to absorb them in a suitable capacity, wherever possible, in the organisation.

7. As part of the proposal for the restructuring/re-organisation of the DDA. The Government has decided in principle to set up a Housing Board for house construction activity in Delhi.

[Ministry of Urban Development F.No. K-22011/1/87-DDVA dated 29-6-1990]

### **Recommendation**

102. In order to perform its multi-facet functions, the Delhi Development Authority have been maintaining a large establishment of more than 40,000 employees whose annual administrative expenses amount to Rs. 37.11 crores. The engineering Wing alone have sanctioned strength of 905 Class I and II Officers; 2220 of Junior Engineers; 352 Draftsmen; 1906 of other Class III staff and 3500 of Class IV staff. The total expenditure on pay and allowances of this staff of Engineering wing alone was Rs. 11.41 crores in 1985-86. In the Opinion of the committee it is the quality of staff working in DDA rather than inadequacy of strength which is responsible for the present messy state of affairs in the DDA. The Committee consider that there is overstaffing in DDA which needs restructuring and rationalisation. The Vice-Chairman DDA admitted in evidence that "imbalances may be there and somewhere more staff is there" The Committee note that Government is already engaged with the question of restructuring of DDA and a Committee has been set up for

this purpose. It would be desirable to compare the staffing pattern of DDA with those of other reputed private construction companies before taking a final decision in the matter. The Committee would like to be apprised of the action taken in this regard.

[Sl. No. 18, Appendix VII, Para 102 of 97th Report of PAC (8th Lok Sabha)]

### **Action Taken**

Personnel at different level are earmarked for two aspects, namely decision making process and the implementation of schemes. While in the first part the stress is on quickness and practical approach, in the latter, the aim is to produce policy alongwith speed in construction. The responsibility is also to anticipate things and try to produce the results in a total manner which can be put to productive use.

2. No organisation can afford to be static and as such goals and objectives of an organisation do undergo a change, in tune with the needs, requirements and expectations of the people it serves. In such a situation expansion, horizontal and vertical, of growing organisation is inevitable.

3. In such a situation, the needs for reorientation and tuning of the staff to the new goals and objectives in the changed circumstances often does get obscured. To remedy the disharmony in the quality of staff in relation to the advancement in technology and changing administrative behaviour and pattern, a separate Training Wing was set up in the DDA in Dec., 1983. This Wing has been assigned the task of organising reorientation and in-service training programmes for the employees of the DDA. The first refresher training course for the Executive Engineers, on Contracts and Arbitration was organised in October 1984.

4. In 1984-85 only three courses could be organised for different levels of officers. During 1985-86, 14 courses were conducted, covering a total of 419 officers/employees, while during 1986-87, 41 courses have been conducted, covering a total of about 2,000 officers/employees. The courses covered different aspects of administration. While time stress was on foundational training courses for the new entrant Junior Engineers and on concrete technology for Assistant Engineers, courses were also conducted on budgeting, land encroachment and its protection and seminars for the senior officers on modern Management and Zero Based Budgeting. The training wing is presently engaged in finalising a comprehensive training plan for the different categories of employees of the DDA after assessing the training needs. The training plan is being so organised that all Engineers undergo some kind of in-service training for about a week every year, while the officers and employees of the other disciplines undergo training programme of one week's duration, on an average every two years. The training programmes would cover introduction to latest development and technologies, specialised technical

subjects, motivation, behavioural sciences, office procedure, management, financial management, etc.

5. Regarding the imbalances in the number of personnel, zone-wise and division-wise personnel reviews have been undertaken at the level of the Vice-Chairman. In these reviews, detailed discussions have been held with the officers right up to the level of Assistant Engineers so as to evolve a methodology to co-relate work with the personnel, in terms of quantity and quality. The work reviews have also been conducted at the zonal and divisional levels, with a view to determining clear-cut earmarking of accountability and assignment of responsibility for work at all levels, right upto the lowest level of Junior Engineers, in terms of quantity, quality, cost and time of the work assigned. Accordingly, the proformas for recording Annual Confidential Reports have also been redesigned with a view to enabling the Reporting Officer to make an objective assessment of the work/performance turned out by the personnel being reported upon. These steps are aimed at evolving an environment and culture of involvement at the levels in the hierarchy.

6. As a result of the personnel reviews being conducted in Engineering departments of the Authority, persons surplus to the requirement are determined. The Personnel review has resulted in the closure of five Civil Divisions. Two more Divisions are also likely to be closed down. In view of the human, administrative and legal limitations involved in termination and retrenchment of the surplus staff, further recruitment of different categories of officials is being effected from amongst the surplus people to the extent possible, so as to absorb them in a suitable capacity, wherever possible, in the organisation.

7. As far as the suggestion regarding the comparing of the staffing pattern of the DDA with those of the reputed private companies is concerned, Government are of the view that such a comparison is not warranted in view of the nature of functioning of DDA and the private construction companies. DDA is an organisation which is charged with the responsibility of undertaking its own construction works through building contractors. The private construction companies are generally contracting organisations and their original construction works are of a very limited nature. The employment of staff by such companies depends upon the nature and quantum of work in hand whereas in the case of the DDA, the construction work is of a regular and continuous nature. There are time honoured norms for each layer of the organisational pyramid and the staff is sanctioned with due regard to the prescribed norms.

8. As far as the restructuring/reorganisation of the DDA is concerned, this matter will be considered by the Government in the light of the



decision taken on the reorganisational set up of Delhi in view of the recommendations of the Balakrishnan Committee.

[Ministry of Urban Development F.No.K-22011/1/87-DDVA  
dated 29-6-1990]

### **Recommendation**

The Delhi Development Authority was intended primarily to act as an Urban Development Agency to plan, develop, distribute and regulate land in the Capital. However, the phenomenal population growth coupled with some historical factors made DDA's task much more complex than tackling the usual complexities of town building. As the DDA grew in size and capability to meet the public demand for large scale housing and other infrastructural needs its ability to control development continued to diminish and its attempt to undertake implementation of plans on such a large scale without parallel gearing of its capabilities has resulted in present managerial crisis and total failure of system as has been indicated in preceding paragraphs. There is thus urgent need for revamping and restructuring of the organisation to take up the challenge posed.

[Sl. No. 19, Para 103 of 97th Report of P.A.C. (8th Lok Sabha)]

### **Action Taken**

It has been decided to restructure and reorganise DDA. When the decision is implemented, the DDA will be left with the work of planning and development of i.e. preparation of master plan, development and disposal of land and incidental activities like preservation and development of green areas including horticulture development. For housing and slum work separate agencies will be created. Other functions now being performed by DDA like running of ISBT, lotteries, three dairy colonies and maintenance of resettlement colonies will be transferred to other agencies.

[Ministry of Urban Development F. No. K-22011/1/87-DDVA  
dated 29-6-1990]

### **Recommendation**

The DDA today find itself in an environment far beyond its original precepts. The State should be primarily the facilitator and promotor. Building of houses for economically weaker sections should be the direct responsibility of the State and its agencies. In view of this and also because of the fact that DDA find itself increasingly difficult to squarely meet the housing need of the ever increasing population of Delhi; the Committee consider that functions of DDA should be redefined. Out of the 1.72 lakh registered applicants since 1979, only 51 thousand could be provided houses so far. In view of the resource constraint, it is not at all possible for DDA to clear this backlog even in the distant future. Even if financial support is made available by Government the DDA at the most can be expected to build 15 thousand houses a year. This is not at all an

encouraging proposition. It would be appropriate if individuals, cooperative and private agencies are increasingly associated in this endeavour as the DDA has failed to meet the growing challenge.

[Sl. No. 20, Para 104 of 97th Report of PAC (8th Lok Sabha)]

#### **Action Taken**

It has been decided that 40% of the net residential area will be allotted to the group housing societies in all the future projects, and the remaining 60% will be utilised by the DDA for construction of dwelling units for its own registrants under various housing schemes. This will not only give a boost to the housing activities but also provide much needed financial resources from the informal sector as also from the financial institutions which give financial help to the Cooperative Group Housing Societies. The Government have taken a decision that the DDA should be divested of incidental activities such as lotteries and the maintenance of the ISBT. Instead of setting up a separate State Housing Board the present proposal envisages the setting up of a separate autonomous Board for ESW Housing and slum improvement. Housing in respect of other categories will continue to be the responsibility of the DDA in view of the backlog of nearly one lakh registrants who are yet to be allotted houses. The DDA has also been advised to involve private agencies in development of land and construction of houses. This exercise is likely to be completed soon.

[Ministry of Urban Development F. No. K-22011/1/87-DDVA  
dated 14-2-1992]

### CHAPTER III

## RECOMMENDATIONS AND OBSERVATIONS WHICH THE COMMITTEE DO NOT DESIRE TO PURSUE IN THE LIGHT OF THE REPLIES RECEIVED FROM GOVERNMENT

### Recommendation

The construction work of 144 DUs by contractor 'D' was technically examined by Vigilance Commission during October, 1984 and they noticed major structural defects. To name a few, it included sub-standard cement mortar used in bricks; M.S. sheet used in pressed steel door and door frames was of less than specified thickness; girth of profile being less than specified etc. The Chief Engineer had suggested investigation and strengthening of many RCC columns with the help of CRI, CERI, IIT etc. Strangely, the matter has referred to these organisations as late as on 6th August, 1986. It has been stated that the contractor had suspended the work in May, 1985 and the contract was rescinded in November, 1985. The Committee would like to be apprised of the reasons for delay of almost 2 years in making a simple reference and would also like the responsibility in this regard to be fixed and action taken against the erring officials.

[Sl. No. 11, Para 95 of 97th Report of P.A.C. (8th Lok Sabha)]

### Action Taken

The position has been reviewed. The discrepancy in the replies submitted *vide* this Ministry's U.O. dated 27th May, 1988 and endorsement dated 6th August, 1989 is due to the fact that this para pertains to construction of 96 SFS dwelling units and not to construction of 144 dwelling units. For this purpose a comparison of two works is relevant and is given below:—

Name of the work	Name of the contractor	Inspection of work conducted by/date of inspection	Rectification of defects suggested	Rescission of contract	Name of the Agency who completed work
1	2	3	4	5	6
144, Sector A, Pocket C Vasant Kunj	M/s. P.C. Sharma (designated as contractor 'D')	Quality control wing, DDA Mar. 85 CTE/July 1985	Yes	No.	Same viz. P.C. Sharma.
96, SFS Sector Pocket 'A' Pocket 'C' Vasnat Kunj	M/s. Mittal Builders (designated as contractor 'A')	Quality control wing, DDA- October, 84 Nil.	Yes, with the help of CRRI/IIT etc.	In Nov. 85.	By another agency viz. M/s. Shilpa Eng. Works after undertaking strengthening measures.

The first reply submitted in May, 1988 wherein it was stated that strengthening measures are in progress was related to the work of 144 SFS units, while the second reply given in October 1989 was in regard to 96 dwelling units wherein it was stated that work has been completed in July, 1987.

(ii) After the inspection by the quality control wing of the DDA in October 1984 the contractor 'A' was directed to undertake the rectification of the defects. However, the contractor abandoned the work in April 1985 without undertaking the rectification work. After serving due notice the contract was rescinded on 5-11-1985 but action to fix another agency to complete the remaining work and rectification of defects was delayed since the contractor had moved the Honb'le High Court *vide* Suit No. 1670-A/85 and IA 1546/85 disputing the final measurements of the work executed, inventory of contractors materials and T&P lying at site etc. The case being sub-judice, no further action could be taken till these disputes were settled through court. The court appointed a Commissioner on 4-5-86 to finalise the measurements and inventory etc. After submission of the report of the Commissioner, appointed by the court, the case came up for hearing in the court on 28-10-1986 when the court disposed of the pending applications. Strictly, it was only after this date when the DDA could initiate action to fix another agency to complete the remaining work and rectification of defects etc. However, to save time the Executive Engineer-in-Charge took advance action and referred the matter for expert advise of specialised agency i.e., Central Building Research Institute, Roorkee, through their local centre at Nirman Bhavan, New Delhi on 6-8-1986. In view of this fact there is no lapse on the part of the officials (E:E) in taking timely action for early rectification of defects and completion of houses.

[Ministry of Urban Development F. No. K-22011/1/87-DDVA/IIA  
dated 14-2-1992]

## **CHAPTER IV**

### **RECOMMENDATIONS AND OBSERVATIONS REPLIES TO WHICH HAVE NOT BEEN ACCEPTED BY THE COMMITTEE AND WHICH REQUIRE REITERATION**

#### **Recommendation**

The Fact Finding Committee (Vaish Committee) and the Quality Control Wing of Delhi Development Authority have pointed out serious structural defects and found that the work were executed below specification. The Vaish Committee visited 26 housing projects including Kishangarh Housing Complex at various places in Delhi where construction work was under execution. The general impression gathered by this Committee was that the quality of work in most of the houses was very poor. Besides, there were common defects in most of the houses and indicated lack of emphasis on quality of construction. The Vaish Committee clearly brought out the fact that contractors and Engineers incharge perhaps got the impression that they could get away with bad work. No one seemed to have been bothered about the structural safety of the house. The Architects and Design Engineers simply ignored the basic requirements of the I.S. Codes which provides for lot of precautions for building four storeyed houses with 9" walls on all floors. The Engineer incharge of supervision also completely ignored the normal norms of sound construction of a building. Consequently, some of the built houses were found to be structurally unsound. Out of the 26 housing projects visited by the Vaish Committee houses build at 13 projects located at Gulabi Bagh, Dilshad Garden, Vikashpuri, East of Kailash, Paschimpuri, Malviya Nagar Extension, Pritampura, Shalimar Bagh, Lawrence Road, Jahangirpuri and Trilokpuri were found to be particularly very poor. The Committee had further highlighted the fact that "even though the above cases are of exceptionally poor quality, the Committee also observed generally poor quality of work in all the housing Schemes which will have to be improved by appropriate strengthening measures". The Vaish Committee had concluded that strengthening measures have to be taken in almost all the houses and special attention had to be given for the above exceptionally poor quality work. The strengthening and improvement measures suggested by the Vaish Committee could atleast be termed as stop-gap measures. The Committee itself has stated that at this stage these measures, however well done, would still be only a compromise when compared to a proper construction from the very beginning carried out in accordance with the laid down specifications and codes. The explanation that these defects escaped attention of the site staff due to overloading of units is not at all convincing as these common defects have been found in

all the projects visited by the Vaish Committee. Evidently, buyers of DDA houses did not get fair value of their money as they have been handed over structurally defective houses which is commercially unsound and ethically immoral. At this stage the Committee cannot but strongly deprecate the ineffective tardy planning and implementation of construction of projects by the DDA and can only express the hope that DDA would have taken suitable lessons from their past experience and would take adequate steps to ensure that similar mistakes are not repeated in future in respect of projects now under implementation or those which will be undertaken in future. The high expectation from the Government and the public at large centres round housing and the Committee hope that DDA would perform its functions with complete awareness of its mission. They would also like to be apprised of the remedial measures taken to strengthen and improve system which as a whole has failed miserably on all counts. The Committee would urge the Government to take action against the delinquent official and unscrupulous contractors responsible for various lapses pointed out by the Vaish Committee after undertaking a comprehensive review of these deficiencies. The result of the enquiry on the findings of Vaish Committee may be intimated to the Committee.

[Sl. No. 12, Para 96 of 97th Report of P.A.C. (8th Lok Sabha)]

#### **Action Taken**

The Vaish Committee had visited 25 Housing Projects including the Kishangarh Housing Complex, and not 26 projects as reported earlier. The discrepancy arose because one project namely construction of 96 dwelling units each of MIG and LIG category in Dilshad Garden, Shahadara Group IV, had been visited by the Committee twice, once on 24.3.1983 and again on 5.4.1983. Out of these, 13 projects were declared to be very poor. Action taken against the contractors responsible for execution of these 13 works is indicated as per Annexure I (Copy not enclosed). The remaining 12 works were classified by Vaish Committee as generally poor. Action taken against contractors of these works is indicated in Annexure II (Copy not enclosed).

As regards disciplinary action against the delinquent officials, the Chief Vigilance Officer, DDA, has already initiated necessary action against the concerned officials connected with 13 works which were classified very poor by the Committee. The present stage of disciplinary action in those cases is indicated in Annexure III (Copy not enclosed). In the case of 12 works classified by the Committee as generally poor, disciplinary action against the concerned officials was not considered necessary. Since the receipt of Vaish Committee Report, a large number of measures have been taken within the department for improving the quality of construction.

Quality Control Wing has been strengthened by posting additional Executive Engineers to check quality. Superintendent Engineers and Executive Engineers have been instructed to be Vigilant regarding the

quality of the construction and timely completion of the projects. Assistant Engineer (QC) has been attached with each Chief Engineer to carry out internal quality check. Additional laboratories for testing the quality of materials have been set up and the existing laboratories have been strengthened by providing additional equipment. Large number of training courses and refresher courses have been organised by the Training Wing to update the knowledge of Engineers and to make them aware of the specifications.

[Ministry of Urban Development, F. No. K-22011/1/87-DDVA dated  
14-2-1992]

### **Recommendation**

The construction of 192 dwelling units was started in July 1982 by contractor 'C'. As the progress of work was slow, the Executive Engineer rescinded the contract in December 1983. The balance work has not been awarded to any contractor so far. The matter is sub-judice as the contractor has raised dispute on finalisation of list of materials lying at site and the measurements taken. The matter was under arbitration and hence balance work could not be awarded. The Committee are distressed to not that work of these 192 dwelling units started in July 1982 and stipulated to be completed initially in a year, could not be completed so far. The lingering dispute between DDA and the contractor may finally lead to cost escalation beyond all proportions. The Committee would like the Delhi Development Authority to ensure that this is not passed on to the allottees. Logically the contractor should be made to pay for it and a claim on this account should be preferred before the arbitrator.

[Sl. No. 13, para 97 of 97th Report of PAC (8th Lok Sabha)]

### **Action Taken**

The claims of the department were referred to the Arbitrator on 8-5-84 in the first instance. Due to the demise of the arbitrator, Shri G. Subramanyam, Sh. O.P. Mittal was subsequently appointed as arbitrator and the claims of the department were again referred to the new arbitrator on 6-12-84.

Regarding the latest position of the case, it is submitted that the contractor did not cooperate with the arbitrator and also refused to extend the time for publishing the award. The DDA sought intervention of the High Court and got the time period extended. The Arbitrator Shri O.P. Mittal has made and published the award on 16-3-91. This award has gone in favour of the DDA for net amount of Rs. 7.44 lacs. The DDA has filed the award in the High Court in July, 1991 for making the award the rule of court and pass decree so as to realise the awarded amount from the contractor. The case is now fixed for hearing on 24th March, 1992.

[Ministry of Urban Development, F. No. K-22011/1/87-DDVA/IIA dated  
14-2-1992]

## CHAPTER V

### RECOMMENDATIONS AND OBSERVATIONS IN RESPECT OF WHICH GOVERNMENT HAVE FURNISHED INTERIM REPLIES

—NIL—

NEW DELHI;  
*April 6, 1992*  

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*Chaitra 17, 1914(S)*

ATAL BIHARI VAJPAYEE,  
*Chairman,*  
*Public Accounts Committee.*



## APPENDIX

### *Statement of Conclusions/Recommendations*

Sl. No.	Para No.	Ministry/ Deptt. concerned	Recommendations/Conclusions
1	2	3	4
1.	2.3	Ministry of Urban Development	The Committee note that the Delhi Development Authority have in pursuance of the recommendations of the Vaish Committee taken certain steps to improve the quality of work that was adversely commented upon in the 25 housing projects visited by that Committee. The Committee, however, cannot lose sight of the fact that these belated measures can at best be termed as stop-gap measures and would still be only a compromise when compared to proper construction from the very beginning carried out in accordance with the laid down specifications and codes. In their earlier Report, the Public Accounts Committee had also urged the Government to take action against the delinquent officials and unscrupulous contractors responsible for various lapses pointed out by the Vaish Committee after undertaking a comprehensive review of these deficiencies. The Committee are distressed to find that seven of the 13 cases instituted for taking disciplinary action against delinquent officials in respect of 13 housing projects classified as very poor by the Vaish Committee, still remain to be finalised. The Committee take a serious view of this lackadaisical approach and urge the Ministry to finalise the remaining disciplinary cases expeditiously and the Committee be apprised in the matter.

1	2	3	4
2.	3.3	Ministry of Urban Development	<p>The Committee are distressed to find that construction work on 192 dwelling units has not been resumed so far since the rescission of the contract in December, 1983. Originally, these dwelling units were scheduled to be completed within a year's time of initiation of construction work in July, 1982. Explaining the delay the Ministry in their action taken note have taken the plea that the contractor did not cooperate with the arbitrator and also refused to extend the time for publishing the award. The Delhi Development Authority sought intervention of the High Court and got the time period extended. The award for a net amount of Rs. 7.44 lakhs is stated to have gone in favour of DDA. Further, the DDA has in July, 1991 filed the award in the High Court for making it the rule of the Court and passing decree for realisation of the amount from the contractor. The Committee feel that this paltry amount of Rs.7.44 lakhs is very insignificant keeping in view the intervening inordinate delay of more than nine years. The long delay apart from resulting in cost escalations is also responsible for depriving the prospective allottees of the possession of these tenements. While expressing their deep distress over the aforesaid situation, the Committee urge upon the Ministry to take all the desired steps for expediting the construction work.</p>

## PART II

### MINUTES OF THE SITTING OF PAC HELD ON 24 JANUARY, 1992

The Committee sat from 1030 hrs. to 1230 hrs. on 24 January, 1992.

#### PRESENT

Shri Nirmal Kanti Chatterjee — *In the Chair*

#### MEMBERS

2. Shri Girdhari Lal Bhargava
3. Shri Vilas Muttemwar
4. Shrimati Krishna Sahi
5. Shri Pratap Singh
6. Prof. (Dr.) S.P. Yadav
7. Shri R.K. Dhawan
8. Shri Dipen Ghosh
9. Shri Murasoli Maran
10. Shri Vishvjit P. Singh
11. Shri Ish Dutt Yadav

#### LOK SABHA SECRETARIAT

1. Shri S.C. Gupta — *Joint Secretary*
2. Smt. Ganga Murthy — *Deputy Secretary*
3. Shri N.M. Jain — *Under Secretary*
4. Shri K.C. Shekher — *Under Secretary*

#### REPRESENTATIVES OF AUDIT

1. Shri N. Sivasubramaniam — *ADA (Report)*
2. Shri A.K. Menon — *ADA (Army, Navy, Air Force etc.)*
3. Shri Dharam Vir — *DGA (CR-I)*
4. Shri A.K. Banerjee — *Pr. DA (Reports Central)*
5. Shri Dharendra Swarup — *Pr. DACR (II)*
6. Shri T.N. Thakur — *Pr. D.A. (Scientific Departments)*
7. Shri P.K. Lahiri — *Pr. DA (Direct Taxes)*
8. Shri K. Krishnan — *Director (DT)-I*
9. Shri Kulvinder Singh — *Director (DT)-II*

2. In the absence of Chairman, the Committee chose Shri Nirmal Kanti Chatterjee, to act as Chairman for the sitting of the Committee in terms

of rule 253(3) of the Rules of Procedure and Conduct of Business of Lok Sabha.

3. The Committee considered and adopted the following Draft Action Taken Reports subject to modifications shown in the \*Annexure I, II and III respectively:—

- |       |     |     |     |
|-------|-----|-----|-----|
| (i)   | *** | *** | *** |
| (ii)  | *** | *** | *** |
| (iii) | *** | *** | *** |
| 4.    | *** | *** | *** |

5. The Committee also deferred the adoption of the Draft Action Taken Report on the recommendations contained in 97th Report of PAC (8th Lok Sabha) relating to construction of 1296 dwelling units at Kishangarh by Delhi Development Authority, as the Secretary, Ministry of Urban Development had undertaken to submit updated and comprehensive Action Taken Notes.

- |    |     |     |     |
|----|-----|-----|-----|
| 6. | *** | *** | *** |
| 7. | *** | *** | *** |

*The Committee then adjourned.*

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\*. Not appended

MINUTES OF THE 18TH SITTING OF PAC HELD ON  
31 MARCH, 1992

The Committee sat from 1500 hrs. to 1735 hrs. on 31 March, 1992.

PRESENT

Shri Nirmal Kanti Chatterjee — *Chairman*

MEMBERS

2. Shri Girdhari Lal Bhargava
3. Shri Nirmal Kanti Chatterjee
4. Shri Kashiram Rana
5. Shri R. Surender Reddy
6. Shrimati Krishna Sahi
7. Shri Pratap Singh
8. Shri R.K. Dhawan
9. Shri Vishvjit P. Singh

SECRETARIAT

1. Shri S.C. Gupta — *Joint Secretary*
2. Smt. Ganga Murthy — *Deputy Secretary*
3. Shri K.C. Shekher — *Under Secretary*

REPRESENTATIVES OF AUDIT

1. Shri A.K. Menon — *Addl. Dy. C&AG*
  2. Shri N. Sivasubramaniam — *Addl. Dy. C&AG (Reports)*
  3. Shri Dharam Vir — *Director General of Audit CR (I)*
  4. Shri P.K. Bandhopadhyay — *Pr. Director (Indirect Taxes)*
  5. Shri A.K. Banerjee — *Pr. Director (Reports) Central*
  6. Shri T.N. Thakur — *Pr. Director of Audit, (Scientific Department)*
  7. Shri Dharendra Swarup — *Pr. Director of Audit CR (II)*
2. The Committee took up consideration of the following draft Reports:
- |       |   |     |     |
|-------|---|-----|-----|
| (i)   | ***   | *** | *** |
| (ii)  | ***   | *** | *** |
| (iii) | ***   | *** | *** |
| (iv)  | Draft Report on Action Taken on 97th Report (8th Lok Sabha)<br>re. Construction of 1296 Dwelling Units at Kishangarh by Delhi<br>Development Authority. |     |     |

3.                                   \*\*\*                                   \*\*\*                                   \*\*\*

The Committee adopted draft Report at (iv) above without any amendments.

4. The Committee authorised the Chairman to present the Report to the House after incorporating therein modification/amendments arising out of factual verification by Audit.

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*The Committee then adjourned.*