Draft Inspection Report on the accounts of the Land and Building Department, Vikas Bhawan, B-Block, I.P. Estate, New Delhi 110002 for the period 2007-08.

Part-I

A. Introductory

(i) General

The audit of books of accounts and other connected record of the Land and Building Department, Vikas Bhawan, B-Block, I.P. Estate, New Delhi 110002 for the period 2007-08 was conducted by a local audit party consisting of S/Shri P.K. Chopra, Sr. Audit Officer, Brij Lal, SO, Achancher Singh and Mayank Gilani, Sr. Auditors from the office of the Accountant General (Audit), Delhi, A.G.C.R. Building, I.P. Estate, New Delhi 110002 from 12.06.08 to 3.7.08 (12 days). The last audit of the Department for the period 2006-07 was conducted from 17 to 28 September 2007 (12 days).

(ii) Organisational set-up and activities

Land and Building Department of Govt. of Delhi is responsible for large scale acquisition of land for Planned Development of Delhi and placing in at the disposal of DDA Development and Disposal under the Land Acquisition Act 1894. Land is also acquired for other Department and local authority of the Govt. of Delhi i.e. DJB, NDMC, MCD, PWD, DMRC as well as Govt. Companies and PSUs. The Dept. has 4 (four) main branches viz. Land Acquisition Branch, Alternate Plot Branch, Evacuee Property Cell and Housing Loan Branch. The Department is led by a Pr. Secretary and the hierarchy includes an Addl. Secretary, Deputy Secretaries handling different branches and support staff. The Deputy Secretary designated is the Head of the Office who is responsible for day to day administrative matters.

Following officers have held charges of respective posts, mentioned below during the period noted against each since the date of last audit w.e.f. 17.9.07 to 28.9.07 (10 days)

**Head of Department**

Shri K.S. Mehra, Pr. Secy. 8.8.2006 to 2.2.08
Shri D. M Sapolia, Pr. Secy. 2.2.08 to till date
Head of Office/Incharge Admin.

Smt. Nita Sharma, Dy. Secy. 1.11.06 to 27.06.07
Shri Mukul Korga, Dy. Secretary 27.06.07 to 24.1.08
Shri Gur Kirpal Singh, Dy. Secretary 24.01.08 to date

Head of Account

Shri Bihari Lal, Dy. C.A. 30.07.07 to date

DDO

Shri S. H. Siddique, AAO 10.11.04 to date

Cashier

Shri K.K. Sharma, UDC 12.11.02 to date

Financial Position

The administrative expenditure, including contingencies of the Department are met out of annual budgetary allocations of the Govt. of Delhi. Separate allocation are provided for different schemes/purposes administrated by different sub-sections/wings dealing with their respective matters. The establishment expenditure is charged to the Major Head 2251. Budget allocation and actual expenditure under this head (MH 2251) of the Deptt. during the period under report was as under:-

(Rupees in '000)

<table>
<thead>
<tr>
<th>Year</th>
<th>Allocation</th>
<th></th>
<th>Expenditure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Plan</td>
<td>Non-Plan</td>
<td>Plan</td>
</tr>
<tr>
<td>2007-08</td>
<td>26,743</td>
<td>46,660</td>
<td>26,737</td>
</tr>
</tbody>
</table>

Internal check and supervision, general state of record and observance of procedure

The Directorate of Audit, Govt. of Delhi, Delhi Sectt., I.P. Estate New Delhi 110002 is the authority responsible for conduct of audit of accounts of the Land and Building Department internally.

Internal audit of the Department for the period upto 2007-08 has been conducted by the Directorate Delhi Secretariat, Players’ Building, I.P. Estate, New Delhi 110002 during May/June 2008.
The general state of record and observance of procedure was found satisfactory.

I.B.

(i) Position of outstanding Report/paras

As per list attached.
<table>
<thead>
<tr>
<th>Year</th>
<th>Issue Date</th>
<th>Notes</th>
</tr>
</thead>
</table>
| 1979-81 | 11    | Non recovery of Rs 2.4 lakh, false documentary work.
| 1980-81 | 11    | Discontinuance of works.
| 1981-82 | 11    | Irregular expenditure of Rs 17.46 lakh on development of unauthorized colonies.
| 1982-83 | 11    | Rent due from MLS Divi Green amounting to Rs 1.49 lakh ETC not recovered.
| 1984-85 | 11    | Audited Accounts for Rs 701 lakh not balanced by O/O.
| 1985-86 | 11    | Irregularities of expenditure of Rs 0.71 lakh incurred without approval.
| 1986-87 | 11    | Irregularities in allotments.
| 1987-88 | 11    | Non recovery of Rs 20.610 from an official on account of licence fee.
| 1988-89 | 11    | Non-recovery of Rs 14.5 lakh of licence fee.
| 1993-94 | 11    | A mere of licence.
| 1994-95 | 11    | Regularise from the funds of Rs 1.5 lakh.
| 1996-97 | 11    | Non recovery of licence fee from Shalimar.
| 1997-98 | 11    | Non-recovery of licence fee from Shalimar.
| 1998-99 | 11    | Leasing of sites of petrol pump.
| 1999-00 | 11    | Revolving funds.
| 2000-01 | 11    | Short recovery of Rs 7.40 lakh.
| 2001-02 | 11    | Short recovery of Rs 14.24 lakh.
| 2002-03 | 11    | Recovery of Rs 4000 on a/c of excess payment of transportation.
21 5 8 Short recovery of tax amount to Rs. 23
22 - - 10 Expenditure of Rs. 333.85/-
23 0 11 Blockade of funds to the tune of Rs. 21.08 lakhs
24 1995-96 7 Near deduction of tax from the paid from profession services during 1993-95
25 11/9/93 1 Injudicious purchase of DDA flats resulting in heavy additional expenditure.
26 90 2 Creation of heavy liabilities due to purchase of 1707 poor quality quart in polyvinyl acetate.
27 9 3 Loss of 1.62 crores due to non-use of rent from allottees of shops
28 9.5 4 Unauthorised occupation of shops by PWD loss of revenue hit due to Rs. 10/80 lakhs in Ganta
29 9 5 Loss of Rs. 2.49 lakh and vacating loss of Rs. 2.39 lakh became due to non-allotment of vacant shops.
30 9 6 Heavy loss due to non-availability of grand rent of petroda pumps
31 9 7 Renting of shops
33 15  
Non-maintenance of records of residential quarters

34 16  
Non-production of records

35 2  
Non-finalization of CQSCW due to auctioning the subways shop by Shopclerk D. Basha, so a minimum loss of Rs 53,001.

36 4  
Part II

37 1  
Liability to the tune of 3.74 crores

38 2  
Rs 1,10,000 to the head Office expenses.

39 5  
Unauthorized expenditure of Rs 38,573

40 6  
Unfruitful expenditure on purchase of motor cycle Rs 5,385/-

41 7  
Liability to the tune of Rs 3,04,975.

42 10  
Payment of Rs 7,52,754- to/fore D. Basha in respect of data entry operator.

43 3  
Rs 1,33,004 (Balcon out) collected by Y. D. N. on 26.05.2006.

44 4  
An end of Rs 140,383.04 being the balance of debited cheque not taken.
of 74 cent in cash aid work AS 90.00クロス during 2003-04 2005-06 formed by the 7488 department
Para: -1  Loss of Rs 17,53,635 - due to un-authorized occupation of Government Quarters

As per norms of allotment an accommodation can be retained for a maximum period of 4 month after the date of retirement (two months on normal licence fee and another 2 months on double licence fee). Similarly, in case of death of serving employees, retention period of 2 years is permissible in case the deceased does not own a house at the last station and in termination cases, the period allowed is one month.

During the course of audit it was observed that government accommodation were being retained by family members of the staff after their retirement/death/termination beyond the normal retention period. As per Rule 45–A, G.O.I decision nos. (15) and (16) unauthorized retention attracts levy of damages from occupants of General pool accommodation 150 per sq. mtr. of living area per month in respect of Type I to IV quarter. The amount of such demurrages recoverable from the officials due to non-vacation of quarters calculated upto 31.05.2008, worked out to Rs. 17,53,635/- (from 15 persons) as per the statement enclosed. Action taken by the Department to get the unauthorisedly occupied quarters vacated and to recover demurrage from such occupants was not explained to audit.
Huge accumulative in the Personal Deposit (Revolving Fund) Account

Details of accumulation of funds received from different purchases or departments (client) of the Govt. of Delhi submitted by the Finance Wing shows that some Departments deposited the amount in the shape of compensation, as detailed below, with the Land & Building Department against the demand for Land acquisition which was deposited lying in the PLA Account of Revolving Fund of the department. The details are given below:

<table>
<thead>
<tr>
<th>Sl.No.</th>
<th>Name of the Deptt.</th>
<th>Total amount deposit Rs.</th>
<th>Payment made 31.3.08 upto (2007-08)</th>
<th>Closing balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>DDA</td>
<td>163699633.18</td>
<td>25908028.00</td>
<td>137791605.18</td>
</tr>
<tr>
<td>2</td>
<td>DMRC</td>
<td>213602714.99</td>
<td>0</td>
<td>213602714.99</td>
</tr>
<tr>
<td>3</td>
<td>Slum &amp; JJ</td>
<td>6699874.00</td>
<td>0</td>
<td>6699874.00</td>
</tr>
<tr>
<td>4</td>
<td>Urban Dev.</td>
<td>96260419.00</td>
<td>0</td>
<td>96260419.00</td>
</tr>
<tr>
<td>5</td>
<td>NDMC</td>
<td>9925214.00</td>
<td>0</td>
<td>9925214.00</td>
</tr>
<tr>
<td>6</td>
<td>PWD</td>
<td>80389802.00</td>
<td>74768950.00</td>
<td>5620852.00</td>
</tr>
<tr>
<td>7</td>
<td>SDM (HQ)</td>
<td>104000.00</td>
<td>0</td>
<td>104000.00</td>
</tr>
<tr>
<td>8</td>
<td>MCD</td>
<td>70180.00</td>
<td>0</td>
<td>70180.00</td>
</tr>
<tr>
<td>9</td>
<td>Delhi Jal Board</td>
<td>7500669.00</td>
<td>0</td>
<td>7500669.00</td>
</tr>
<tr>
<td>10</td>
<td>DSIDC</td>
<td>38004.00</td>
<td>0</td>
<td>38004.00</td>
</tr>
<tr>
<td>11</td>
<td>RIVERA Apartment</td>
<td>7694890.00</td>
<td>7693350.00</td>
<td>1540.00</td>
</tr>
<tr>
<td>12</td>
<td>LAC (North/West)</td>
<td>1500000000.00</td>
<td>0</td>
<td>1500000000.00</td>
</tr>
<tr>
<td>13</td>
<td>Reverse entry</td>
<td>140383842.00</td>
<td>0</td>
<td>140383842.00</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>2226369247.17</td>
<td>108370328.00</td>
<td>2117998914.17</td>
</tr>
<tr>
<td>Less</td>
<td></td>
<td>5528000.00</td>
<td>0</td>
<td>5528000.00</td>
</tr>
<tr>
<td>Net Total</td>
<td></td>
<td>2220841242.17</td>
<td>108370328.00</td>
<td>2112470914.17</td>
</tr>
</tbody>
</table>

The huge surplus funds should be transferred to the concerned LACs for disbursal to the land-owners so that timely payment of compensation to the land owners are ensured.
The rates of Licence fee in respect of each type of residential quarter were increased/revised in April 2001 and July 2004 by the Department of Urban Development of Govt. of Delhi.

During scrutiny of record, it was observed that the standard licence fee in respect of residential quarters allotted to a few employees was being deducted from their salaries at pre-revised rates, resulting into short levy/short recovery thereof aggregating to Rs. 10303/-. Hence, recovery at enhanced (prevailing) rates should be started from now onwards and arrears of licence fee, as mentioned below, be recovered suitably from the salaries of the allottees under intimation to audit. Other cases, if any, should be reviewed similarly.

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Name &amp; Designation S/Sh.</th>
<th>Period</th>
<th>Month</th>
<th>Licence fee (old rate)</th>
<th>Licence fee recovered</th>
<th>Revised rate of L/fee</th>
<th>Licence fee to be recovered</th>
<th>Amount of Short recovery of L.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ashwani Kumar, RO</td>
<td>07/04 to 5/08</td>
<td>47</td>
<td>181</td>
<td>8507</td>
<td>217</td>
<td>10199</td>
<td>1692</td>
</tr>
<tr>
<td>2</td>
<td>Anil Banka, Dy. Secy.</td>
<td>07/04 to 9/07</td>
<td>39</td>
<td>306</td>
<td>11934</td>
<td>367</td>
<td>14313</td>
<td>2379</td>
</tr>
<tr>
<td>3</td>
<td>Daya Ram</td>
<td>07/04 to 5/08</td>
<td>47</td>
<td>433</td>
<td>20398</td>
<td>520</td>
<td>24440</td>
<td>4042</td>
</tr>
<tr>
<td>4</td>
<td>Madhurai Davi, L.OC</td>
<td>4/01 to 6/04</td>
<td>39</td>
<td>133</td>
<td>5187</td>
<td>153</td>
<td>5967</td>
<td>780</td>
</tr>
<tr>
<td></td>
<td></td>
<td>07/04 to 7/07</td>
<td>47</td>
<td>153</td>
<td>7191</td>
<td>183</td>
<td>8601</td>
<td>1410</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10303</td>
</tr>
</tbody>
</table>
Para:- 6 Incorrect/payment of transport allowance

The Govt. of India, in pursuance of Fifth Pay Commission sanctioned transport allowance to all Government employees with effect from 01st August 1997 at the rates ranging from Rs.75/- to Rs.800/- per month according to pay scale and place of posting. However, transport allowance will not be admissible if an employee is absent from duty for full calendar month(s) due to leave, training, tour etc. (w.e.f. 22.2.02). If the absence does not cover any calendar month in full, the allowance will be drawn in full for that month.

The test check of leave account & pay bill register for the year 2007-08, revealed that four employees of the department were paid transport allowance through they were on leave for till calendar months as given below:-

<table>
<thead>
<tr>
<th>Sl.No.</th>
<th>Name &amp; Designation</th>
<th>Period</th>
<th>Months</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Smt. Santosh</td>
<td>1.1.07 to 15.7.07</td>
<td>6</td>
<td>600</td>
</tr>
<tr>
<td>2.</td>
<td>Sh. Mohar Singh</td>
<td>19.2.07 to 30.04.07</td>
<td>2</td>
<td>200</td>
</tr>
<tr>
<td>3.</td>
<td>Sh. Rajinder-III</td>
<td>19.1.07 to 31.08.07</td>
<td>7</td>
<td>700</td>
</tr>
<tr>
<td>4.</td>
<td>Smt. Asha Sharma, LDC</td>
<td>17.3.08 to 30.6.08</td>
<td>3</td>
<td>300</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total</td>
</tr>
</tbody>
</table>

The incorrect payment of transport allowance of Rs. 1800/- as calculated above should be recovered from their salaries under intimation to audit. Other cases if any, should also be reviewed similarly.
General

The general condition of the accounts of the Land and Building Department, Vikas Bhawan, B-Block, I.P. Estate, New Delhi 110002 for the period 2007-08 were found to be satisfactory subject to the observation made in the Inspection Report.

The Inspection Report has been prepared on the basis of information furnished and made available by the Land and Building Department, Vikas Bhawan, B-Block, I.P. Estate, New Delhi 110002 for the period 2007-08. The Office of the Accountant General (Audit), Delhi disclaims any responsibility for any misinformation and/or non-information on the part of the Auditee.

 Sr. Audit Officer
Para 1  Delay in remittance of Govt. dues into Bank

As per Rule 6 of CGA (Receipts and Payments) Rules, 1983, all moneys received by or tendered to Government Officers on account of revenues or receipts or dues of the Government shall without undue delay, be paid in full into the accredited bank for deposit into Government Account.

A test check of records revealed that fee received or tendered in payment under the Right to Information Act 2005 were not deposited into Government Account immediately. Following are some of the cases where there were delays ranging from 3 to 120 days.

<table>
<thead>
<tr>
<th>Sl.No.</th>
<th>TR Receipt No. &amp; Date</th>
<th>Amount (Rs)</th>
<th>Challan No.</th>
<th>Date of deposit into bank</th>
<th>Delay in no. of days</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>6185 to 6260 dt. 28.2.07 to 13.4.07</td>
<td>1204</td>
<td>10</td>
<td>20.4.07</td>
<td>7 to 44</td>
</tr>
<tr>
<td>2.</td>
<td>6261 to 6348 dt. 16.04.07 to 1.6.07</td>
<td>1118</td>
<td>33</td>
<td>4.6.07</td>
<td>3 to 47</td>
</tr>
<tr>
<td>3.</td>
<td>6453 to 6504 dt. 23.4.07 to 20.8.07</td>
<td>1410</td>
<td>78</td>
<td>23.8.07</td>
<td>3 to 120</td>
</tr>
<tr>
<td>4.</td>
<td>9067 to 9106 dt. 27.11.07 to 20.11.07</td>
<td>758</td>
<td>129</td>
<td>24.12.07</td>
<td>35 to 42</td>
</tr>
<tr>
<td>5.</td>
<td>9153 to 9190 dt. 14.1.08 to 6.2.08</td>
<td>774</td>
<td>145</td>
<td>13.2.08</td>
<td>8 to 31</td>
</tr>
</tbody>
</table>

Reasons for delay in timely deposit of Govt. money into the Govt. account may be explained to audit. Henceforth, all such delays must be avoided.
In terms of provisions contained in Rule 192 of GFRs, physical verification of both consumables and non-consumable items of store is required to be conducted at least once in year by an officer other than the store keeper in order to ascertain the correctness of various receipts, issue and balances in hand at a particular date.

It was, however noticed during the course of audit that physical verification of consumable and non-consumable stores has not been conducted in 2006-07 and 2007-08 due to which the balances (quantities) of stores reflected in the stock ledger could not be vouched safe in audit. Reasons as to why the provisions ibid were not being adhered to may be explained to audit. Further, steps may be taken to get the physical verification conducted immediately and compliance reported to audit.