G/C

[illegible] (लेखापरीक्षा) दिल्ली,
[illegible]
नई दिल्ली-11000[illegible]

[illegible] 3/2008-2008/ 1-24/326 दिनांक- [illegible] 11/07/08

प्रेषक,

सेवा में
उपनिदेशक नियंत्रक
भूमि एवं भवन विभाग (वित्त शाखा)
विकास भवन, आई० पी० एस्टेट
नई दिल्ली-1

महोदय,

मैं आपके कार्यालय के वर्ष 2006-2007 [illegible]
[illegible] प्रेषित कर रहा हूँ।

अनुरोध है कि इसमें आर्थिक विभिन्न आपत्तियों के सुधार [illegible]

[illegible] इस पत्र की प्राप्ति के [illegible] सप्ताह के भीतर सूचना करवाएं।
[illegible] रिपोर्ट [illegible] भेजें।

भवदीय

(हस्ता०)

लेखापरीक्षा अधि[illegible]
(ओ०ए०डी०-III)

593/FA
1-7-08

[illegible] 3/2008-2008/ 1-24/327-328 दिनांक

निरीक्षण रिपोर्ट की प्रतिलिपि सहित इस पत्र की एक प्रति निम्नलिखित को सूचना और आवश्यक कार्यवाही के लिए [illegible]
सचिव (वित्त), दिल्ली सचिवालय, आई० पी० एस्टेट, दिल्ली
उनसे अनुरोध है कि वे कृपया [illegible]
[illegible] इस कार्यालय को [illegible]
[illegible] निरीक्षण रिपोर्ट के पैरा [illegible] और [illegible]

[illegible]

1/7/08

[illegible]

[illegible] (F)
1/7/08

1/7/08

66/c

Office of the Accountant General (Audit), AGCR Building, IP Estate, New Delhi - 110002

Inspection report on the accounts of Land and Building Department, I Estate, New Delhi for the period from April 2006 to March 2007.

Part - I

A. Introductory

(i) General

The accounts of the office of the Land and Building Department for the period from 1.4.2006 to 31.3.2007 were tes checked by a local audit party of the office of the Accountan General (Audit) Delhi, New Delhi comprising of Shri Darshan lal, Sr. A.O.; Sh. Achan Chet Singh and Sh. Sunil Rawat, Sr Auditor w.e.f. 17.09.2007 to 28.09.2007 (10 Working Days).

(ii) The following officials have held the charge of the respective posts for the period(s) mentioned against each:

Head of the Department

(i)	Sh. O. P. Kelkar	01.04.2006 to 14.06.2006
(ii)	Sh. Rakesh Mohan	15.06.2006 to 07.08.2006
(iii)	Sh. K.S. Mehra	08.08.2006 to 31.03.2007

Head of office

(i)	Sh. Vijay Khanna	01.04.2004 to 21.08.2006
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Drawing and Disbursing Officer

i)	Sh. S.H. Siddiqui, AAO	9.11.04 to till date

Cashier

i)	Sh. K.K. Sharma, UDC	1.4.04 to till date

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The land and Building Department is headed by the Pr. Secretary who is assisted by two Additional Secretaries.

The main function of the department is acquisition of Land for development purposes and disposal through the agencies like DDA, MCD and other Govt. Agencies.

(iii) **Internal audit/Check**

The accounts of the office of the Land and Building Department were never inspected/audited by the internal audit wing of the Govt. of NCT of Delhi since 2000-01. The chances of irregularities and occurrence mistakes cannot be ruled out in the absence of internal check. Hence the matter is brought to the notice of the higher authorities for arranging to conduct the audit of accounts of the department at the earliest.

(iv) Budget and Actual expenditure for the last three years was as under:-

	PLAN		NON-PLAN	
Year	Budget	Actual	Budget	Actual
2004-05	17,50,000	16,20,000	4,21,10,000	4,13,80,000
2005-06	29,00,000	24,56,000	4,64,30,000	4,48,04,000
2006-07	33,00,000	28,57,000	4,62,36,000	4,45,73,000

[illegible] of the reports/compliance report by the Department:-

S. No.	Period of inspection report	Para No.	Subject Brief		Remarks
1.	1979-81	4	Non-recovery of Rs. 0.4 lakhs.	PWD	Reply awaited
2.	1981-82	4	Maintenance of work	PWD	-do-
3.	1982-83	7	Irregular expenditure of Rs. 17.46 crores on development of un-authorized colonies.	PWD	-do-
4.	1982-83	3(3)	Rent due from M/s. Ever Green amounting to Rs. 1,49,415/- etc. not recovered.	PWD	-do-
5.	1984-85		Audited Accounts for Rs. 7.61 lakh not furnished by DDO	PWD	-do-
6	1985-86	3	Irregularities of expenditure of Rs. 0.71 lakh incurred without approval ~~(Irregularities in allotment)~~	PWD	
7.	1985-86	9	Irregularities in allotment	PWD	-do-
8.	1986-87	1	Non-recovery of Rs. 12.14 lakh of licence fee	RRC	-do-
9.	1986-87	2	Arrear of licence fee not recovered.	RRC	-do-
10.	1986-87	3	Regularization of funds of Rs. 1.5 crores	RRC	-do-
11.	1987-89	10	Non-recovery of Rs. 20,810/- from an officer on a/c of licence fee.	RRC	-do-
12	1993-94	1	Loss of Rs. 11.83 lakh	PWD	-do-
13	1993-94	2	Non-recovery of licence fee from shops.	PWD	-do-
14	1993-94	7	Non-recovery of licence fee due to non-revision of licence fee of shops.	PWD	-do-
15	1995-96	3	Leasing of sites of Petrol pump.	PWD	-do-
16	1995-95	10	Short recovery of Income Tax Rs.18093/-	A/c	-do-
17	1995-95	11	Short recovery of Rs. 1922/-	A/c	-do-
18	1996-98	8	Short recovery of income tax.	A/c	-do-
19	1996-98	11	Blockade of funds to the tune of Rs.21.08 lakhs.	PWD	-do-
20	11/99 to 3/02	1	In judicious purchase of DDA flats resulting in heavy additional expenditure	PWD	-do-
21	11/99 to [illegible]	2	Creation of heavy liabilities due to purchase of 1707 poor quality quarters in [illegible]	PWD	-do-
22	11/[illegible] to [illegible]	[illegible]	Loss of Rs. [illegible] crore due to Non-recovery of rent from allottees of flats transferred to service department	PWD	-do-
[illegible]	[illegible]	[illegible]	Unauthorised occupation of shops by [illegible] PWD loss of revenue to the tune of Rs. 10.66 lakhs to Govt.	PWD	-do-
[illegible]	[illegible]	[illegible]	[illegible] resulting loss of Rs. [illegible] lakh	PWD	-do-

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			per annum due to non-allotment of vacant shops.		
25	11/99 to 3/02	6	Heavy loss due to Non-recovery of ground rent of petrol pumps.	PWD	- do -
26	11/99 to 3/02	7	Renting of shops.	PWD	- do -
27	11/99 to 3/02	9	Outstanding amount of Rs. 15.13 crore from DDA.	PWD	- do
28	11/99 to 3/02	10	Non-utilization of grant-in-aid of Rs. 70 lakh by DDA.	Plg.	- do
29	11/99 to 3/02	15	Non-maintenance of records of residential quarter.	PWD	- do -
30	11/99 to 3/02	16	Non-production of records.	PWD	- do -
31	2002-0	2	Non-finalization of clear-cut policy of auctioning the Subway shops led to minimum loss of Rs.53.04 lakhs.	PWD	- do
32	2004-05	1(A)	Liabilities to the tune of Rs. 3.74 Crore relating to payment of outstanding dues of street light connection.	PWD	- do
	2004-05	1(B)	Outstanding bills for cost of material used for maintenance of streetlight	PWD	- do
33	2004-05	2	Outstanding dues to the tune of Rs. 1.38 crore payable to the NDPL on a/c of electricity connection of PWD.	PWD	- do
34	2005-06	3	Non-recovery of Rs. 1,33,024/- (Balance amounts) collected by DDA as earnest money.	PWD	- do
35.	2005-06	6	Non-observance of conditions of Grant-in-aid worth Rs. 90.00 Crores during 2003-04 to 2005-06 framed by the L&B Department.	Plg.	- do

[illegible] the paras proposed to be settled in view of the reply/compliance report [illegible]

S.No.	Period of Inspection Report	Para No.	Subject Brief		Remarks
1.	1993-94	5	Regarding non-recovery of ground rents of petrol pumps.	PWD	This para was taken a fresh as para No. 6 of 99-2002
2.	1993-94	6	Non-recovery of licence fee from shops.	PWD	This para was taken a fresh as para No. 7 of 99-2002
3.	1995-96	2	Renting of shops.	PWD	This para was taken a fresh as para No. 4 of 99-2002
4.	1995-96	7	Revolving Funds	Fin.	In view of the reply para settled (P-68-C)
5.	1996-98	1	Outstanding amount of Rs. 15.13 crores from DDA	PWD	Updated as para 9 of 99-2002 and pending
6.	1996-98	[illegible]	Recovery of Rs. 4000/- on a/c of excess payment of Transport allowance.	A/c	In view of the reply para settled (P-92-C)
7.	1996-98	6	Recovery of pay allowance in r/o Sh. S.K. Gupta	A/c	In view of the reply para settled (P-91-C)
8.	1996-98	10	Expenditure of Rs. [illegible]/-	Gen.	[illegible]
9.	1998-99	7	Non-deduction of TDS from fee paid for professional services during 93-94	A/c	In view of the reply para settled (P-41-C)
10.	2001-04	1	Unauthorized occupancy of Govt. accommodation after retirement/ death/ cancellation resulting in O/s recovery of Rs. 28,30,852/- in 14 cases.	RRC	Taken afresh in current Inspection [illegible]
11.	[illegible]	4	Non-adjustment of a/c advances even after a period of more than 22 months	A/c	Taken afresh in current Inspection Report.
12.	[illegible]	[illegible]	Irregularities in Cash Book of Revolving Fund	Fin.	Taken afresh as para [illegible] of I.R. 2005-06.
13.	[illegible]	[illegible]	Irregular debit of expenditure worth Rs.1,19,000/- to the head "Office Expenses" instead of the head of [illegible]	A/c	In view of the reply para settled (P-93-C)

[illegible]	2004-05	[illegible]	Unauthorized expenditure of Rs.3,85,321/-	A/c	In view of the reply para settled (P-93-C)
[illegible]	2004-05	7	Unfruitful expenditure on purchase of motor cycle valuing Rs. 51,385/-	Gen.	In view of the reply para settled (P-48-C)
16	2004-05	12	Payment of Rs.7,52,754/- on a/c of engaging technical personnel/D.E.O. from the Plan Scheme setting up of EDP Cell.	Gen	In view of the reply para settled (P-107-C)
17 8	2005-06	1	Unauthorized occupancy of Govt. accommodation after retirement/ death resulting in outstanding recovery of Rs.43,42,190/-	RRC	Taken afresh, as para 1 of Current I.R.
18 9	2005-06	2	Outstanding amounting to Rs.5,39,76,857/- on a/c of Principal and interest to the scheme of Housing Loan.	Housing Loan	Taken afresh as para 2 of Current I.R.
19	2005-06	4	An amount of Rs. 14,03,83,842/- being the balance of lapsed cheques not taken into cash book of Revolving Fund	Fin.	In view of the reply para settled (P- -C)
20 10	2005-06	5	Heavy balance of Rs. 53,20,96,733/- lying with the L&B Deptt.	Fin.	Taken afresh as para 3 of Current I.R.
21 11	2005-06	7	Outstanding of contingency advances of Rs. 7,67,122/-	A/c	Taken afresh as para 6 of Current I.R.
22 12	2005-06	8	Non-return of computer items by the officer on transfer from L&B Deptt.	Gen.	Taken afresh as para 8 of Current I.R.

Para No. 1 Unauthorized occupancy of Govt. accommodation after retirement/death resulting in outstanding recovery of 41.42 lakhs.

As per Allotment Rules framed by the Govt of N.C.T. of Delhi, the period for which government accommodation can be retained after retirement/death/ cancellation are as under:-

S. No.	Event/Ground	Period of retention of Govt. accommodation.
1	Resignation, dismissal or removal from service, termination of service or unauthorized absence without permission.	One month
2	Retirement	(i) 2 months on normal Licence Fee (ii) 2 months on double Licence Fee
3	On request	(i) 2 months on 4 times Licence Fee (ii) 2 months on 6 Times Licence Fee
4	Death of the allottee	24 months on normal licence fee.
5	Transfer to an ineligible office at the station	2 months
6	Transfer to a place outside the station of Delhi	2 months

Thereafter damages charges for overstayal in the Govt. accommodation are charged as per rule 19 of the rules cited above.

Test check of records relating to allotment/cancellation of Govt. accommodation made available to audit revealed that in certain cases the allottees continued to occupy the government accommodation unauthorisedly even after retirement/death and the department failed to get the premises ~~evicted~~ vacated. An amount of 41.42 lakhs was outstanding against the officers/officials who retired from the Govt. Services but did not vacate the premises till date. Outstanding dues were increasing day by day.

The outstanding amount may be recovered according to the rules without further delay and deposited in the Govt. accounts under intimation to audit.

Par No. 2 : Outstanding amount of 5,35,58,558/- on account of Principal and Interest to the scheme of Housing Loan.

The scheme of grant of loan under various categories of Housing Loan Scheme viz. Villages, EWS, LIG and MIG was started in 1955 and was discontinues in 1993. Under the scheme 22194 persons were granted loan out of which 4000 persons approx. are yet to return the principal loan amount and the interest on delay. The latest position of outstanding dues of Principal and interest as on 31st March, 2007 is as under:-

S.No.	Name of Scheme	Principal (In)	Interest (In)
1	MIG Normal	4,75,268	29,75,370
2	MIG Equated	1,51,165	12,89,406
3	LIG Normal	7,35,753	56,39,711
4	LIG Equated	25,746	1,55,160
5	Village Normal	77,59,844	3,15,80,175
6	Village Equated	4,11,112	23,59,838
	Total	95,58,898	4,39,99,660

In this year 2006-07, an amount of 4,43,209/- as principal/interest was recovered by the department. On perusal of the file of Housing Loan Branch, it was gathered that this recovery of loan amount is inadequate inspite of efforts made by the Department.

Land & Bldg. Department is spending a lot of amount on the salary and allowance and other misc. expenditure on the employees and maintenance of Housing Loan Branch. An approximately budget of 25.79 lac was spent during 2006-07 whereas as the recovery position was not improving with the passage of time taken chance of recovery became remote.

Necessary measure may be taken to recover the Government money under intimations to audit.

Ext. No. : Heavy Balance of 70,37,65,517/- lying with the Land & Bldg. Department.

Reconciliation Statement as on 31.3.07 submitted by the Finance Department shows that some departments deposited the amount with the land & Bldg. Department against the demand of land compensation. However, the amount still lying with the Land & Bldg. in the PLA Account of Revolving Fund of the department. The details are given below:-

S. No.	Name of Department	O.B. as on 31.3.06	Receipt (2006-07)	Payment (2006-07)	Balance as 31.3.07
1	DDA	1901142	6182259139	6183037249	523
2	Imprest(Adv.) DDA		70000000	0	7000
3	MRTS/DMRC	14785312	64985045	79770857	
4	Refund to DMRC		20226329	20226329	
[illegible]	Slum & JJ	7971028	0	43814	7927
6	Rural Dev.	371032647	0	0	371032
7	Urban Dev.	86200000	29328969	19260489	96260
8	NDMC	9925214	0	0	9925
9	SDM (HQ)	104000	0	0	104
10	MCD	32638222	162844862	195412904	70
11	Delhi Jal Board	7500669	10125570	10125570	7500
12	PWD	0	28803283	28803283	
13	DSIDC	38004	822613	822613	38
14	Noida Toll Bridge	0	9155767	9155767	
15	DSIIDC	0	52129791	52129791	
16	Reverse Entry made	0	140383842	0	140383
	Total	533096733	6771105546	6599430666	703765

The amount may be transferred to the concerned LACs so that the amount may be disbursed to the land-owners and to avoid the payment of interest at the rate of 15% on belated period.

Para No.4 – Short recovery of Licence fee amounting to Rs.16,079/-

Govt. of N.C.T. of Delhi PWD & Housing allotment (Branch) revised the rates of Licence fees of the Govt. of NCT of Delhi and were circulated vide letter No. F.4(i)/misc./PWD&H/Allot/11/2004/656-66 dt.10/03/05.

Test check of record of office of the Land & Building Department, Vikas Bhawan, New Delhi, revealed that the Licence fee was being recovered at the old rates, which was irregular and therefore, resulted in short recovery of Rs.16,079/- as per statement.

The amount of Rs.16,079/- may be recovered from the concerned officials/officers under intimation to audit.

Similar other cases may also be reviewed and Licence fee a revised rates may be recovered.

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Statement of outstanding amount of licence fee

S.No.	Name of the Official/Allottee and Designation	Period	Month	Licence fee deduction	
				Recoverable (in Rs.)	Recovered (in Rs.)
1	Sh. Ashwani Kumar, RO	07/04 to 09/07	39	217X39=8463	181X39=7059
2	Sh. Anil Banka, Dy. Secy. (PWD)	07/04 to 09/07	39	367X39=14313	306X39=11934
3	Sh. Daya Ram, DLA	07/04 to 09/07	39	520X39=20280	434X39=16926
4	Dr. Pooja Gupta, Dy. Secy. (PWD)	06/01 to 06/04; 8/01 to 09/07	36 74	245X36=8820 293X74=21682	196X36=7056 196X74=14504
					C. Total

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Para No. 5 : **Excess payment of 1500/- on a/c of Transport allowance.**

Transport Allowance Rule provides that employees is not entitled to draw Transport Allowance during absence for full calender month due to leave, training/tour etc. If the absence covered more than one month, it will not be admissible for calendar month(s) wholly covered by absence.

Test check of leave accounts and pay bill register for the year 2006-07, revealed that the three employees of the department were on leave for full calendar month but full Transport Allowance was paid to them, as per detailed given below:-

S.No.	Name & Designation of official	Period	Month	Amount (in)
1.	Smt. Santosh, Safai Karamchari	~~30.10.06 to 31.12.06~~ 1.1.07 to 15.7.07)	~~3~~ 6	600/-
2	Sh. Mohar Singh, II	19.2.07 to 30.4.07	2	200/-
3	Sh. Rajinder Singh, LDC	19.1.07 to 31.8.07	7	700/-
	Total			1500/-

Excess payment to the tune of 1,500/- on account of Transport Allowance may please be recovered urgently from the concerned officials under intimation to audit. Similarly, other cases may also be reviewed accordingly.

54/C

Para No. 6 : Outstanding contingency advances of Rs.28,20,058/-.

During the scrutiny of contingency advance register of the department, it was observed that the some advances were drawn in anticipation of payment, out of which the following advances were outstanding as on 31st August, 2007 as detailed below:-

Year	Bill No.	Dated	Name of the Firms	Balance of Amount (in Rs.)	Remarks
2002-03	541	22.10.02	M/s. NICSI	165834/-	Adjusted vide bill No. 376 dt. 3.8.06 for 530406/- Bal. is yet to be adjusted 165834/-
2004-05	339	22.7.05	M/s. BPCL	3869/-	
2006-07	146	13.2.07	Ms. Rachna Srivastava (EP Cell)	10,000/-	
2006-07	159	27.2.07	- do -	10,000/-	
2006-07	1222	28.3.07	M/s. NICSI	2,49,533/-	
2006-07	1190	20.3.07	M/s. NICSI	8,00,000/-	
2007-08	338	20.6.07	M/s. NICSI	18,018/-	
2007-08	337	20.6.07	M/s. NICSI	36,162/-	
2007-08	354	26.06.07	M/s. NICSI	60,270/-	
2007-08	368	5.7.07	M/s. NICSI	1,12,330/-	
2007-08	399	12.7.07	M/s. NICSI	13,54,002/-	
			Total	28,20,058/-	

Early efforts for adjustment of the above advances may please be made under intimation to audit.

53/C

Para. No. 7 Non-production of records.

The department should investigate reasons as to why the records were submitted for audit scrutiny and responsibility of concerned officials fixed un intimation to audit.

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The general condition of the accounts of the Office of ...Land & Buil...
....
..............................was found to be satisfactory subject to the observations made in the inspection Report.

The Inspection Report has been prepared on the basis of information furnished and made available by the
.............Land & Building..................... The Office of Accountant General (Audit) Delhi disclaims any responsibility for any misinformation and/or non information on the part of auditee.

Sr. Audit Officer (OAD Hqr)

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Test Audit Note

Test Audit paras which could not be settled on the spot. Reply/compliance of A/Rs may be submitted the time of next audit

SO/AAO

Para No. 7 : Delay in disposal of condemned vehicle No. DL-6CA-8054.

Scrutiny of File No.F.4(13)/98/L&B/Gen./ revealed that the vehicle No. DL-6CA-8054 was declared condemned for disposal by the Condemnation Board in August, 2005. The above vehicle was however still pending for disposal/auction. As with the passage of time the conditions of the vehicle would further deteriorate and ~~the disposal of the same would not be advantageous to the Government revenue~~ may not fetch optimum revenue on delayed disposal. Immediate steps may please be taken for early disposal/auction of the vehicle and the sale proceed credited in to the government revenue under intimation to the audit.

Para No. 8.1 Non-conducting of physical verification.

As per General Financial Rules 192 (i) and (ii), the physical verification of all the Fixed Assets and consumables should be undertaken at least once in a year and outcome of the verification recorded in the corresponding Register. Discrepancies, if any, shall be promptly investigated for appropriate action by the competent authority.

During the course of audit, it was noticed that physical verification of Fixed Assets and consumables was not undertaken by the Department. Physical verification may be undertaken immediately.

Para No. 9 : Non-return of Computer items by the Office on transfer from Land & Building Deptt.

During test check of Non-Consumable Stock Register, it was noticed th llowing computer items were issued to the officers at their residence for us at these items were not returned by the officers even after transfer from th and & Bldg. Department.

S.No.	Page No. of NCR	Date of Issue	Name of Office	Item
1	154	3.6.2004	L.G. House	Internal Modem.
2	153	3.6.2004	L.G. House	UPS

The above computer items may be received back.

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Office of the Accountant General (Audit), AGCR Building,
IP Estate, New Delhi - 110002

Inspection report on the accounts of Land and Building Department, IP Estate, New Delhi for the period from April 2006 to March 2007.

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46C

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