

Chapter 5

Land Disposal

Land Disposal

5.1 Introduction

The Guidelines on Land Management of DDA provide that the acquired land is to be developed by the Engineering Wing and disposed off by the Land Disposal Wing of DDA through allotment for different purposes. As per DDA (Disposal of Developed Nazul land) Rules 1981, Nazul land may be allotted for institutional, residential, industrial & commercial use to individuals, firms, companies, public or private institutions, co-operative societies and departments of Government.

5.2 Rules governing Disposal of Land

Allotment of land is made on payment of premium which is decided either through auction or through tender. Land is also allotted at pre-determined rates²³ in cases of institutions that directly serve the interest of population of Delhi such as schools, colleges, hospitals, other social or charitable institutions, religious, political organisations etc. after recommendation of the Institutional Allotment Committee (IAC)²⁴. All cases of allotment for industrial and commercial purposes are referred to the DDA Land Allotment Advisory Committee (LAAC)²⁵. The findings of Audit pertaining to disposal of land are given in succeeding paragraphs.

5.3 Planning

For planned development of Delhi, it is necessary that land is utilised as per MPD-2021 for institutional, residential, industrial & commercial purposes. Audit, however, observed as under:

5.3.1 Discrepancies in details of land

For proper utilisation of land, it is necessary to have proper stock of available land so that DDA can dispose off the land in a planned manner.

²³ Pre-determined rates means the rates of premium chargeable from different categories of persons and determined, by notification, from time to time, by the Central Government, having regard to cost of acquisition, development charges and concessional charges for use and occupation.

²⁴ IAC constituted on 03/06/1991 by LG Delhi comprises of (1) Commissioner (Lands) DDA (as Chairman), (2) Commissioner (Planning)/Director (DC&P)/Director (Building), (3) L&DO, Government or his representative, (4) Additional Dy. Commissioner (Land & Estate), MCD or his representative, (5) Representative of Secretary (L&B), (6) Dy. Commissioner, Delhi, (Director)

²⁵ LAAC was constituted in 1964 and then reconstituted in 1985. LAAC comprises of Chief Secretary, Delhi Administration as Chairman, and others members from MCD, DSIIDC, Delhi Administration and DDA.

DDA provided the following details regarding plots available for disposal and disposed off during the period from April 2010 to March 2015:

Table 5 : Plots available for disposal and disposed off during 2010-11 to 2014-15

Type of land	Total number of vacant plots	Number of plots disposed of during the period from 2010-11 to 2014-15
Institutional plots	166 (as on June 2015)	141 ²⁶
Industrial plots	603/1229/610*	2
Commercial plots	Not provided by DDA	24
Residential plots	--do--	125
Alternative Allotment ²⁷	--do--	175

*(May 2015, February 2016 and June 2016)

From the above table it is evident that:

- DDA could not produce details of all the vacant plots; and
- DDA also could not confirm completeness of the lists of vacant institutional and industrial plots of land.

Audit scrutiny of the list of 166 vacant institutional plots revealed that entries were made against individual plots, as given below:

- In 17 out of 166 cases certain entries were made under the column 'Name of the Institute' which suggested that the plots of lands had been earmarked/allotted to the individuals/societies.
- The 'Remarks' column depicted entries like 'To be verified', 'Built up area' in 19 out of 166 cases.
- The unit of area of land was also not depicted in 7 cases²⁸ out of 166 cases.

As regards the vacant industrial plots, DDA furnished three different (May 2015, February 2016 and June 2016) sets of figures. DDA furnished (June 2016) a list of 610 vacant industrial plots. However audit examination of related papers showed that number of vacant plots worked out to 612.

DDA replied (June/October 2016) that different numbers of vacant industrial plots reported by it was an inadvertent mistake and the whole of industrial estates had not been surveyed till date.

Evidently, DDA did not have the actual number of the vacant plots that were available for disposal. In the absence of detailed documents /records in this regard, Audit could not draw an assurance as to the actual number of vacant plots available with DDA.

²⁶ Delhi Metro Rail Corporation-32, Delhi Police-17, Hospitals and Dispensaries-28, Schools-10, Delhi Transport Corporation-11, Power utilities-22, Socio/Religious/ Higher Education-21.

²⁷ Alternative residential plot is allotted to the persons whose land was acquired for planned development of Delhi based on the recommendation of Delhi Government.

²⁸ Three plots in Dwarka, two plots in Rohini and one plot each in Karkardooma and Tughlakabad.

5.3.2 Non disposal of Industrial plots

The master plan envisages planned industrial development of Delhi. Audit observed that DDA had not allotted any industrial land for the last 16 years (except two cases²⁹ which were also not allotted through tender/auction) and that survey of the whole industrial plots had not been carried out till February 2016.

DDA stated (June/October 2016) that the reason for non disposal of Industrial plots was the judgment of Hon'ble Supreme Court in the year 2000 consequent upon which it was decided to place all the vacant Industrial plots with Delhi State Industrial & Infrastructure Development Corporation (DSIIDC) for relocation of industries in conforming areas under the Master Plan. Thereafter, DDA offered 610 plots to DSIIDC in 2005 on payment of ₹ 106.75 crore. Since the said demand was not paid by DSIIDC a revised demand to the tune of ₹ 558.64 crore was raised in 2010, which was also not paid by DSIIDC. Subsequently, after enactment of Delhi Industrial Development Operational & Maintenance (DIDOM) Act, 2010, the DSIIDC had been claiming transfer of Industrial Estates managed by DDA to DSIIDC. DDA had opposed the claim and the matter was under consideration of MoUD.

The fact remains that Industrial plots have neither been transferred to DSIIDC nor allotted by DDA so far.

5.3.3 Absence of Policy for Land Disposal

A documented policy/guidelines to prioritize, schedule, plan and carry out land disposal activities in DDA is necessary to implement the framework envisaged in the Master Plan of Delhi. No such policy/ guidelines were made available to Audit. Further, DDA did not have a documented policy for deciding whether a plot of land was to be disposed off through auction or tender. During the period from 2010-11 to 2014-15, DDA conducted tender/auction programme for commercial and institutional lands only on four and two occasions, respectively, which was inadequate.

DDA stated (June/October 2016) that auction of land depends on various factors viz. market trend, need etc. However, the audit observation for framing of a documented land disposal policy had been noted.

5.3.4 Non availability of records relating to fixation of Reserve Price

The Guidelines on Land Management of DDA require that the reserve price of plot should reflect the cost incurred on acquisition and development of the plot. Audit requisitioned records considered by DDA for fixation of reserve price, determination of full market value, details of rules, regulations and office orders followed in fixation of reserve price. However, no records relating to fixation of reserve price for disposal of various types of land were made available to Audit. In the absence of such records, Audit could not ascertain whether the reserve price fixation process was in line with the guidelines formulated by DDA and was being done in a transparent and fair manner.

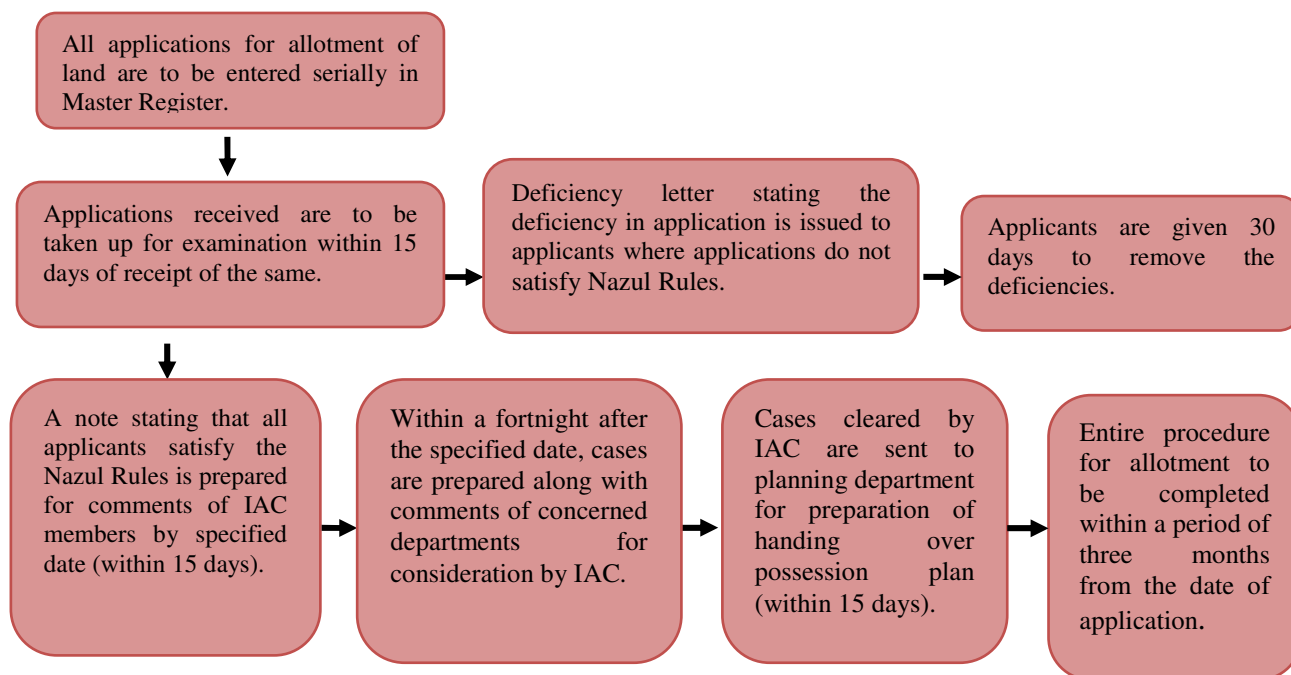
²⁹ Allotment to Davinder Ajmani/Yogyata Ajmani in Kirti Nagar and L&DO in Mangolpuri

Further, Audit noticed that in the tender programme for commercial plots conducted in October 2010, the fixation of reserve price was not supported by verified data collected from agencies other than DDA so as to understand the proper valuation of land (*detailed analysis in one case is given in Para 5.5.3*).

5.4 Institutional Allotments

DDA allots Nazul land to institutions as per the Nazul Rules, 1981. The institutional land is disposed off either through tender/auction or at a pre-determined rate after consideration by Institutional Allotment Committee. The process of allotment of institutional land as per Guidelines on Land Management is as follows:

Chart 4 :Process of allotment of Institutional land



The conditions prescribed for cases to be put up before IAC are the following:

- The institution seeking allotment of land should be a society of non-profit making character, sponsored by Government and registered under the Societies Registration Act, 1860, for at least five years.
- Its aims and objects should sub serve the interest of Delhi by being conducive to its planned development, and the nature of work carried out by the institution should be such that the same cannot, with equal efficiency be carried out elsewhere than in Delhi.
- The Society should possess sufficient funds to meet the cost of land and the construction of building for its use and should have persons of professional and representative character on its Management Committee.

Besides above, submission of audited accounts of previous three years, Bank Pass Book, 80 G Certificate under Income Tax Act, Permanent Account Number of the Society,

verification of character and antecedents of its Executive Body and suitability³⁰ report from the Delhi Police are other requirements for processing of the land allotment cases.

Audit selected 50 cases of institutional allotment for detailed examination, out of which DDA furnished records of only 40 cases. Audit findings are as follows:

5.4.1 Meetings of Institutional Allotment Committee not held regularly

In terms of the Guidelines on Land Management of DDA, the Institutional Allotment Committee was required to meet once in two months or whenever the pending allotment exceeded 15 cases.

During 2010-11 to 2014-15 only seven IAC meetings were held, as against the requirement of at least thirty meetings. The Master Register, containing the details of applications received for allotment of land, was not provided to Audit.

DDA replied (June/October 2016) that after changes were made in the Nazul Rules in 2006, applications received from various Government/Semi-Government agencies and Socio Culture category only were being considered by IAC.

However, in the absence of the Master Register, Audit could not draw an assurance regarding adequacy of the IAC Meetings.

5.4.2 Cases not fulfilling the requirements of Nazul Rules put up before IAC

The Guidelines on Land Management stipulate that, for institutional allotment of land, a note is prepared in respect of the applications which satisfy the requirements of Nazul Rules and is circulated to all the members of IAC inviting their comments within 15 days. The IAC had also reiterated, in its meeting held on 29 September 2006 that only cases which were complete in all aspects should be placed before the IAC. Audit, however, observed that out of 36 cases recommended by IAC for allotment for the period 2010-11 to 2014-15, 13 cases³¹ did not fulfil requirements of Nazul Rules and the norms framed by DDA. Subsequently, in 4 cases³² out of these 13 cases, allotment of land was made by DDA.

DDA replied (June/October 2016) that all the requests received are to be disposed of and are to be placed before the IAC for consideration. After consideration, the IAC rejected the cases which did not fulfill the codal formalities and requirements of Nazul Rules.

Reply of DDA is not acceptable because as per rules only cases which fulfilled all requirements of Nazul Rules were to be put up to the IAC and due to non-following of these rules, even allotment was made in 4 cases despite non-fulfillment of all the conditions.

³⁰ In case of allotment of land for religious purposes

³¹ IAC approved **five cases**, in its **meeting held on 27 September 2013**, subject to furnishing of required funds by the society: (1) Delhites Syro Malabar Mission, (2) Jain Samaj Dwarka, (3) S.S. Jain Sabha Rohini, (4) Cham Cham Welfare Society, (5) Akhil Bhartiya Gramin Sewa Sangh. Approval of IAC to **six cases, in its meeting held on 14/10/2014**, was subject to furnishing of Audit Report / Balance Sheet and proof of having sufficient funds: (1) Delhi Radha Soami Satsang Association, (2) Oswal Seva Mandal, (3) Shri Sanatan Dharm Sabha, (4) Lala Gopiram Charitable Trust, (5) Shree Jagdish Ramesh DivyaYog Bhawan and (6) Agrasain Charitable Society Rohini. IAC had approved **two cases in meeting held on 14 July 2011** - Science of the Soul Research Centre and Learning Matters Educational Society subject to fulfillment of all codal formalities.

³² Delhites Syro Malabar Mission, Jain Samaj Dwarka, Science of the Soul Research Centre and Learning Matters Educational Society

5.4.3 Allotment of land under Socio-Culture category

Five cases of land allotment made under socio-culture category during the period 2010-11 to 2014-15 were examined in audit. Though it was required that the applicants fulfil the requirements specified under the Nazul Rules as well as meet the criteria framed by DDA before the actual allotment of land, Audit noticed that in none of the cases all the requirements under the Nazul Rules/criteria framed by DDA were fulfilled (*Annexure VI*). Examination of the said cases of allotments made under the Socio-Culture category revealed the following:

5.4.3.1 Delay in processing of cases

As per Guidelines on Land Management, the entire procedure for allotment should be completed within a period of three months from the date of application. Audit, however, noticed significant delays, ranging between seven months and more than 11 years (in cases of Learning Matters Educational Society and International Medical Science Academy respectively), in completion of approval process and issue of allotment letters.

DDA replied (June/October 2016) that the delay in processing of cases is due to lengthy procedure of collecting reports from various departments of the organization and agencies outside DDA. However, corrective action to reduce the time for processing and finalizing the requests had already been initiated and revised SOP had been circulated.

Reply is not acceptable as the delay (discussed in Para 5.4.3.2) in allotment of land made to the charitable society was mainly attributable to lack of clarity in deciding the eligibility and charitable nature of the society at the level of DDA itself. Moreover the SOPs, as mentioned in DDA's reply, did not relate to allotment of land to societies as they pertained to allotment of land for various services for projects taken up by DDA.

5.4.3.2 Absence of uniform policy for deciding eligibility of cases under charitable category

Rule 5 of the Nazul Rules, *inter alia*, stipulates that allotment of land to various institutions including *other social or charitable institutions*, is to be made at rates fixed by the Central Government from time to time. Rule 20 of Nazul Rules stipulates various conditions that are to be fulfilled by the institution seeking allotment under Rule 5 of Nazul Rules. However, both the rules are silent on the definition of "charitable institution".

In one of the judgments³³, the Hon'ble High Court of Delhi interpreted that Rule 5 would include schools, colleges, universities, hospitals or other social institutions provided they are *also run for charitable purposes*. It was, however, observed that DDA did not have clear guidelines or policy for deciding whether a society was a charitable institution or not. The Legal Wing of the DDA had also opined that mere possession of 80 G Income Tax exemption certificate was not a concrete evidence to decide charitable nature of a society. In the absence of guidelines for categorizing an institution as charitable, DDA processed allotment cases

³³ In the matter between Bhagwan Mahavir Education Society versus Union of India and others (WPC No. 2549-60/2005); Order dated 25 March 2011

without following any fixed norms which is evident in the cases of allotments of institutional land as detailed in subsequent paragraphs.

As regards the submission of documents of charitable activities being undertaken by societies, Audit noticed that while one society was asked to submit various documents by DDA such as balance sheets, documentary evidences showing the charitable activities undertaken and the utilization of profit; the others were merely asked to submit basic documents viz. annual accounts, 80 G tax exemption certificate etc.

DDA stated (June/October 2016) that there was no fixed mechanism to conclude that the activities of a particular Society/Trust were charitable. Submission of 80 G Income tax exemption certificate and documents of activities being undertaken for charitable purposes was sufficient proof to the effect that charitable activities are being performed by the Society/Trust. However, the observations of the Audit had been noted for taking every precaution before finalizing the case under charitable category.

The fact, however, remains that DDA did not have a uniform policy for allotment of plots to charitable institutions.

Scrutiny of the following cases of allotments made under the Socio-Cultural category revealed other deficiencies, in addition to the fact that they did not fulfil all the requirements under the Nazul Rules/ criteria framed by DDA, as given below:

- **Allotment of land to International Medical Sciences Academy**

International Medical Sciences Academy (IMSA) applied (November 2000) for allotment of a plot measuring 500-1000 sqm for the purpose of construction of office building. The request was rejected by DDA as 'office space' did not come under the category eligible for institutional allotment and the society was a non- government organization. On IMSA's representation before the LG office, the LG ordered allotment of land as IMSA was a body which arranged seminars, research exchanges etc amongst international medical experts and hence allotment of land to IMSA was a fit case for institutional allotment. The society was allotted 873 sqm. of land in Narela at a cost of ₹ 91 lakh in June 2010. However, IMSA deposited (December 2010) ₹ 45.70 lakh only and stated that half of the allotted area may be provided to them as they did not have funds. Evidently, the body did not have the requisite financial capability which was one of the requirement/ criteria for allotment of Nazul lands. As per Demand cum Allotment Letter (DAL), in case of part payment, the society needs to re-apply for the allotment of land. However in the present case, the society did not re-apply for allotment and was still allotted (27 September 2012) land measuring 500 sqm for construction of office building.

DDA stated (June/October 2016) that allotment was made as per the orders of Hon'ble LG being the competent authority. Further, VC/ Hon'ble LG were empowered to allot small plots, if the cost of small plots had already been deposited within the stipulated period.

- **Allotment of land to Voluntary Organisation in Interest of Consumer Education**

DDA allotted 400 sqm of land in Rohini on 10 February 2012 to an organization named Voluntary Organisation in Interest of Consumer Education (VOICE) for consumer

education, training and comparative testing. From the documents submitted by the society it was noticed that it required the land for relocating its office. However, 'Office Space' did not come under eligible categories of land allotment. According to the project proposal, the society planned to establish a small in-house lab for general tests with some basic instruments. However, as per the annual reports of the society, the comparative testing had to be conducted in the National Accreditation Board for Testing and Calibration of Laboratories (NABL) accredited labs to ensure that test results were accurate, authentic and credible. DDA had rejected the request of the society thrice (October 2008, June 2010 and August 2010) stating that the policy for disposal of institutional land had been changed from allotment to auction mode and that the case did not fall under the 'socio-cultural' category. On representations (on 08 July 2010, 19 July 2010, 02 August 2010 and 30 September 2011) by the society to LG Office requesting the Hon'ble LG to issue suitable instructions to DDA to reconsider the matter afresh and allot land to the society at the earliest, the LG office asked (November 2011) DDA to submit the status of the case relating to allotment of institutional land applied by the organization VOICE, a leading NGO in the field of consumer education. DDA subsequently reversed its earlier decisions to reject the case and made the allotment (February 2012) of land to the society.

DDA stated (June/October 2016) that the allotment was made under rules by Hon'ble LG, with the opinion of chief legal advisor.

- **Allotment of land to Learning Matters Educational Society**

DDA allotted a plot of land measuring 3000 sqm. to 'Learning Matters Educational Society' in September 2011 for construction of special education and teaching college & laboratory school under the socio-cultural category at a price of ₹ 8.02 crore, in response to the application submitted by the society. Audit noticed that:

- As per the society's documents the school was to be established for children with and without learning difficulties and would have classes from Kindergarten to 12th standard. The project report did not highlight the admission procedure including the planned ratio of children with learning differences/disabilities to that of children without disabilities. As per the Financial Projections and Business Plan submitted by the society, the organization would start generating profit from the very year of its operations.
- Initially, the legal and administrative wings of DDA were not in favour of allotting the land to the society as the eligibility conditions were not fulfilled by the society. Vice Chairman, DDA, had rejected the case of the society citing the existence of identical institutions in Delhi.
- The case was forwarded to Principal Secretary to LG. Hon'ble LG desired that representatives of the society may meet the Chief Legal Advisor, DDA and explain the position. Subsequent to the meeting of the representative of the society with DDA officials, the representative submitted an opinion by Ex Chief Justice of Punjab and Haryana High Court and also a copy of order dated 25 March 2011 passed by

division bench of Hon'ble Delhi High Court which concluded that Rule 5 of Nazul Rules (dealing with allotment of land at predetermined rates) would include schools, colleges, universities, hospitals or other social institutions *provided that they are also run for charitable purposes.*

- Based on legal opinions/ judgment submitted by the society, DDA decided that Rule 5 of Nazul Rules can be interpreted to include School/College which is charitable and run for blind, under privileged or children with special needs and considered allotment of land to the society, subject to submission of documents establishing the fact that society was a charitable institution. In response, the society stated that it had already submitted all the required documents along with application form. DDA allotted (September 2011) the land in favour of the society.
- It was noticed that DDA did not seek additional information/ documents to ascertain that the society was entirely charitable such as documents showing the utilisation of profit, utilisation of income entirely for charitable work, last income tax assessment orders etc. as were sought from another society viz. Chandra Bhushan Singh Memorial Mahila, Bal Evam Shraavan Viklang Siksha Evam Purnarvas Sansthan for assessing the fact that the society was entirely charitable.
- Further, the society was not able to deposit the money as raised in the Demand cum Allotment Letter issued by DDA within a period of 180 days. Evidently, the society did not have the requisite financial capability, which was one of the requirement/ criteria for allotment of Nazul lands. On the request of the society, DDA granted extension of time for three months to the society to deposit the balance amount. It was, however, noticed that though the extension of time was for three months, the society had paid the balance amount after more than four months.

DDA stated (June/October 2016) that Hon'ble LG, being the competent authority, has approved the allotment and grant of Extension of Time (EOT) to the society.

- **Delay in allotment of land to Chandra Bhushan Singh Memorial Mahila, Bal Evam Shraavan Viklang Siksha Evam Purnarvas Sansthan**

The above society had applied (October 2003) to DDA for allotment of 10,000 sqm. of institutional land, for construction of school and clinical services for hearing impaired. DDA issued deficiency letter in August 2006 asking the society to submit various documents for processing the case further, which were submitted on 31 August 2006. DDA intimated the society on 13 March 2007 that the case of the society was placed before the IAC meeting held on 29 September 2006. Audit, however, noticed that the matter was placed before the IAC only on 6 August 2008. Subsequently, the IAC meeting held on 04 September 2009 recommended allotment of land to the society. However, later the society was asked (July 2010) to furnish documents regarding Balance Sheet for last five years, documentary evidence establishing that the society is charitable and details of grants received from Government, which were furnished in September 2010.

Later, on the advice of the Legal Wing of DDA, copies of Annual list of managing body filed before the Registrar of Societies, last income tax assessment order and latest income

tax return filed, explanation of the loan amount and other income of the society and documents relating to utilisation of entire income in charitable work and utilisation of profit etc. were also sought, which were furnished in March, 2011. Further, the society was also asked (June 2011) to submit the additional information such as the details of activities undertaken by it along with photographs, purposes of fee charged by the society, brief of all activities carried by society in Delhi and other states etc, which were furnished in September 2011.

Due to delay in allotment process, the applicant approached the Hon'ble High court for relief. Subsequently, with reference to the Hon'ble High Court direction, DDA asked (July 2012) the society to submit documents relating to social and charitable works carried out by the society for the last five years.

Accordingly, based on the directions of the Hon'ble High Court and submission of requisite documents by the society, the case was approved for allotment by the competent authority on 15 January 2013 and allotment was finally made to the society on 19 February 2013.

Evidently, DDA took more than 10 years in finalizing the allotment of land to the society by writing letters on various occasions for furnishing of records/documents, some of which had already been submitted by the society.

DDA stated (June/October 2016) that land was allotted on the approval of Hon'ble LG after fulfilment of all the codal formalities by the society.

It is evident from the above illustrated cases that despite the orders of the Hon'ble Court, DDA did not frame any guidelines to ascertain whether an entity applying for allotment of land, under socio-cultural category, was being run for charitable purposes.

Further, the verification of character and antecedents of the Executive Body of the society from Divisional Commissioner had not been carried out in most of the cases illustrated above (as detailed in **Annexure VI**). In this regard, Audit observed that in one case i.e. allotment of land to "Popular Institute Society for Blind", the Hon'ble Court had directed (March 2011) DDA to satisfy itself about the genuineness and existence of the society and its objects before allotment of land. However, from documents made available, audit could not draw any assurance that DDA had taken steps to verify the genuineness of the society. Moreover, the sponsorship certificate from the concerned Ministry/Department was not sought by DDA from the society.

5.4.4 Allotment of land for religious purposes

Land for religious purposes is allotted by DDA in accordance with Nazul Rules. The allotment of land is to be made on the recommendation of IAC. Allotment of land for religious purpose follows the institutional allotments process indicated at Para 5.4. In addition the guidelines also stipulate requirement of suitability report from the Special Branch of Delhi Police.

Audit sought records related to 15 cases of allotment of land for religious purposes during the period 2010-11 to 2014-15 against which DDA produced records of only 12 cases to Audit. Audit noticed the following:

5.4.4.1 Non-compliance with allotment criteria

Despite non-fulfilment of allotment criteria (framed by DDA in May 2005 and May 2010) by the societies seeking allotment of land for religious purposes, land was allotted by DDA to such societies. The details are given in table below:

Table 6 : Cases of non-compliance with allotment criteria

Sl. No.	Allotment Criteria prescribed	Cases where the criteria was not found fulfilled
1.	The Society should be registered for at least 5 years.	(i) Radha Krishna Mandir Sewa Samiti (registered for 15 days) (ii) Delhites Syro Malabar Mission (registered for 46 months)
2.	The Society should submit affidavit that its Management Committee comprises persons of professional and representative character and does not consist of family members.	(i) Radha Krishna Mandir Sewa Samiti (ii) Science of the Soul Research Center (iii) Delhi Wakf Board
3.	The Society should submit proof of having fixed deposits/equivalent liquid investment covering the cost of land plus 10% to ensure payment of land cost without seeking any special dispensation.	(i) Delhites Syro Malabar Mission (ii) Jain Samaj Dwarka (iii) Jenendra Charitable Society Dwarka (iv) Radha Krishna Mandir Sewa Samiti (v) Science of the Soul Research Center (vi) Shri Shwetamber Sthanak Vasi Jain Mahila Mandal (vii) Delhi Wakf Board (viii) Bengal Welfare and Cultural Association Delhi Wakf Board did not make any payment and payment for Radha Krishna Mandir Sewa Samiti was made by GoI as mentioned in para 5.4.4.2. Shortage of funds in other institutes ranged from 38 to 84 <i>per cent</i> .
4.	The Society should furnish an affidavit to the effect that they have not been earlier allotted or sought allotment of land under any name and style, or, that if they have been allotted institutional land earlier, they have not violated any of the conditions of the said allotment.	(i) Radha Krishna Mandir Sewa Samiti (ii) Science of the Soul Research Center (iii) Delhi Wakf Board
5.	The Society should submit the Audited Accounts of the previous three years, Bank Pass Book, 80-G Certificate and Permanent Account Number	(i) Radha Krishna Mandir Sewa Samiti (ii) Science of the Soul Research Center (iii) Delhi Wakf Board

Sl. No.	Allotment Criteria prescribed	Cases where the criteria was not found fulfilled
6.	Suitability Report from special branch of Delhi police.	(i) Radha Krishna Mandir Sewa Samiti (ii) Arya Samaj (iii) Delhi Wakf Board

DDA replied (June/October 2016) that allotment to religious category had been made by the Hon'ble LG, as per the laid down policy and procedure.

The reply of DDA does not address the specific cases of non-compliance pointed out in Audit.

5.4.4.2 Other deficiencies in allotment of land under religious category

Audit noticed that:

- In four cases³⁴ though the Suitability Report from special branch of Delhi Police stated existence of similar religious places for the existing population and/or meagre population of the concerned religious community, allotment of land under religious category was done.
- In the case of allotment made to Radha Krishna Mandir Sewa Samiti, K.G. Marg, the payment of premium of ₹ 1.06 crore for allotment of land was made by Ministry of Finance, Department of Revenue, Government of India and forwarded by Government of Delhi, Office of Commissioner (New Delhi District) to DDA³⁵.
- International Society for Krishna Consciousness, (ISKCON), East of Kailash was allotted 8000 sqm. of land in Sector-13, Dwarka against the norms of 400 sqm. Further, no construction had been done on land measuring 4012 sqm. allotted to society earlier in Rohini in November 2009.
- In one case of allotment of land to Delhi Wakf Board, Daryaganj, the cost of land amounting to ₹ 94.19 Lakh was not deposited by the Board.
- Land having Semi Public land use was allotted for religious purpose to Bengal Welfare and Cultural Association, Vasundhara Enclave, without changing its land use.

5.5 Allotment of Commercial Land

As per Guidelines on Land Management, three *per cent* to four *per cent* of land acquired under the scheme of Large Scale Acquisition, Development & Disposal of land in Delhi or otherwise placed at the disposal of DDA is to be utilized for commercial use.

DDA disposes commercial land, through tenders or auctions as per Nazul Rules, for various types of commercial activities such as for Hotels, Banquet Halls, Multilevel parkings, Office space etc.

³⁴ Delhites Syro Malabar Mission, Karol Bagh; Jinendra Charitable Society, Surajmal Vihar; Shri Shwetamber Sthanak Vasi Jain Mahila Mandal, Paschim Vihar; Gurudwara Shri Guru Singh Sahab, Sheikh Sarai

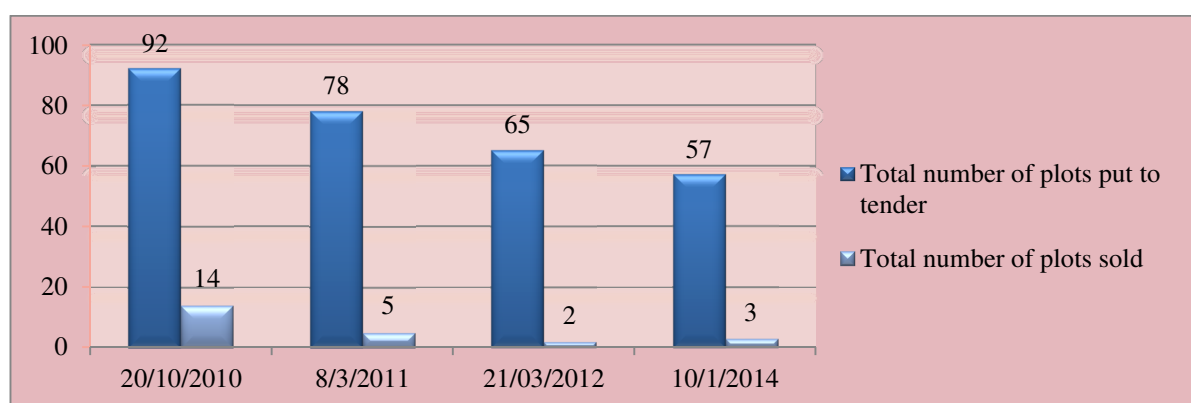
³⁵ Vide letter no. 10(180)/SDM/Ch. Puri/2011/11084 dated 27/03/2012.

During the period from 2010-11 to 2014-15, DDA allotted 24 commercial plots through tenders and out of these 24 cases, records pertaining to only 18 cases were provided to audit. Audit scrutiny revealed:

5.5.1 Non Disposal of Commercial plots

Tenders for disposal of commercial land were called for between 2010-11 and 2014-15 by DDA– two during 2010-11; one each during the year 2011-12 and 2013-14. Audit observed that there had been a declining trend in the allotment of commercial plots as shown in graph below. The percentage of plots disposed ranged from three *per cent* to 15 *per cent* only of the total plots put to tender.

Chart 5: Comparison of total number of plots put to tender and total number of plots sold



The number of un-disposed commercial plots lying with DDA after the last tender programme held on 10 January 2014 was 59, which had a reserve price of approximately ₹ 2,457.18 crore.

Audit observed that DDA had not analysed the reasons for poor response to disposal of commercial plots and had not taken corrective action to improve the allotment of commercial land.

DDA replied (June/October 2016) that during the period 2010-11 to 2014-15, four tender programmes were conducted and all the available disposable commercial plots were put to tender. Although there was slightly low response, as the disposal of commercial plots depends on various factors determining market trends including reserve price. Hence, less response cannot be attributed to the organization, as the department has made sincere efforts for disposing of the commercial plots by putting the available disposable commercial properties to tender. Further, DDA stated that keeping in view the market trend, the reserve price has been reduced by 10 *per cent* in order to facilitate disposal of all available properties within the current year.

The fact, however, remains that DDA had neither conducted any assessment/review to identify the causes of non disposal of commercial properties nor taken any corrective steps thereagainst. As per contention of DDA, merely decreasing the reserve price periodically does not serve the purpose as non disposal can also be attributed to other factors such as inadequate infrastructure, poor basic facilities in the area etc.

5.5.2 Delay in intimation to successful bidder

Rule 40 of the Nazul Rules provides that the Vice Chairman or an officer nominated by him shall, within 15 days of opening of tenders, communicate acceptance to the tenderer whose tender has been accepted. Audit observed that in 16 cases, intimation of acceptances was sent to successful tenderer with a delay ranging between 26 and 481 days and accordingly the issue of demand letters was also delayed.

No reply was received from DDA (October 2016).

5.5.3 Successive reduction in reserve price of a commercial plot

Plot no. 6, Sector-14 (North), City Center, Dwarka measuring 28,260 sqm was put to tender by DDA at a reserve price of ₹ 329.47 crore at the rate of ₹ 64,754/sqm for the tender programme held on 08 March 2011 and awarded to the highest bidder M/s Pratham Infratech Pvt. Ltd at its quoted price of ₹ 363.63 crore. Examination of the case revealed the following:

- The plot was first put to tender in September 2006 at a reserve price of ₹ 723.10 crore. This price was however, successively brought down to ₹ 329.47 crore in March 2011 on the ground that the plot could not be sold over the years.
- On a complaint received by Central Vigilance Commission (CVC), the case was examined by it and the CVC advised (November 2011) DDA to take appropriate decision by keeping in mind legal issues and present/future real estate scenario in this regard.
- Later Vice Chairman, DDA opined that the process of reduction in reserve price should be supported by some verified data collected from agencies other than DDA, so as to understand proper valuation of land. However, no records indicating that such an analysis was actually done were available in DDA.
- Further, it was also noticed that during the tender programme of October 2010, three commercial plots were disposed off by DDA in Dwarka in which the average auction rate fetched by DDA worked out to ₹ 1,26,729/sqm. Similarly, during the tender program held in March 2012, one commercial plot was disposed off in Dwarka for which the reserve price was fixed at ₹ 1,19,000/ sqm. and the final bid price fetched was ₹ 1,33,000/sqm. However, the reserve price for the plot in the instant case (tender programme conducted in March 2011) was fixed at only ₹ 64,754/sqm, which ultimately fetched DDA a price of ₹ 71,000/sqm (bid price).

DDA replied (June/October 2016) that due to adverse market conditions and non-receipt of bids during the past years, the reduction in reserve price was resorted to, for disposal of the commercial plots.

The reply of DDA is not tenable as it did not furnish the basis of assumption that there were adverse market conditions. Further, DDA did not give any records to show that any analysis was done regarding valuation of land. DDA also did not give any specific reply to the fact of non consideration of trend of the market price of the plots disposed in October 2010 and March 2012 as observed in Audit. In the absence of these, the statement of adverse market

conditions could not be verified in audit. The basis of reduction of reserve price could not be verified in audit as no document for fixation of price and its reduction was produced to audit.

5.5.4 Disposal of commercial plots at Floor Area Ratio in variance with MPD norms

Floor Area Ratio (FAR)³⁶ and Ground Coverage, as prescribed in the MPD-2021, were some of the conditions that were to be taken into consideration at the time of disposal of commercial plots. Audit, however, noticed that FAR and Ground Coverage allowed to the bidder varied from the norms of the MPD-2021 and/or those prescribed in the Government orders in four cases. Details of such cases are given in the table below:

Table 7 : Cases of variance/deviation in FAR and ground coverage

Sl. No	Details of Commercial plots	Norms for FAR as per MPD ³⁷	FAR as per Allotment made	Norms for ground coverage as per MPD (%)	Ground coverage as per Allotment made (%)
1	Plot No. 3, CC, Road No. 44, Pitampura	125	369	25	54
2	Plot No. 4, City Centre, Sector 10, Dwarka	150	180	25	45
3	Plot No. A 3a District Centre, Nehru Place, phase II	225	150	40	30
4	Plot No. A 3b District Centre, Nehru Place, phase II	225	150	40	30

It can be seen from the above table that in two cases the FAR allowed to the bidders was more than the MPD norms. Depiction of incorrect FAR/Ground Coverage at the time of tendering/ bidding would affect the behaviour of the bidders and consequently, the bidding pattern. Moreover, excess FAR/ground coverage would result in deviation from planned development.

DDA replied (June/October 2016) that while fixing disposal programme, the latest MPD norms and FAR norms are taken into consideration. However, as per the latest MPD notifications enhanced FAR was to be given to the existing commercial plot owners, as per the building control and Building Bye Laws.

The reply is not acceptable because DDA did not allow correct FAR and ground coverage as per the prevailing MPD notifications.

5.5.5 Other deficiencies in allotment of land under commercial land category

In addition to the shortcomings stated above, other deficiencies in allotment of land under commercial land category are given at next page:

³⁶ FAR is the ratio of a building's total floor area to the size of the piece of land upon which it is built.

³⁷ FAR and ground coverage norms given in MPD-2021 were modified in respect of Hotels vide Gazette Notification No. K-20013/10/2007-DDIB dated 26/02/2009. Allotment of land in cases mentioned at S. No. 3 & 4 above was for hotels.

Table 8 : Other deficiencies in allotment of land under commercial land category

Nature of deficiency	Cases	Deficiency noticed
Non signing of rectification deed ³⁸	Multilevel parking, block – B, CC, Road no. 44, Pitampura	In the Conveyance Deed executed, DDA had erroneously mentioned the use of plot as parking with commercial component as per MPD-2021. Therefore, a rectification deed was to be signed which had not been done.
Intimation of granting extension of time communicated at the fag end	Hotel Plot, Dheerpur	<ul style="list-style-type: none"> ➤ As per Demand-cum-Allotment Letter, the tenderer was required to deposit the premium of ₹ 74.32 crore on or before 04 December 2012. The tenderer applied for extension of time for 180 days on 26 November 2012, citing sluggish market conditions. ➤ The approval of the extension of time was intimated to the tenderer only on 30 May 2013 stipulating last date of payment as, on or before 02 June 2013.
Encroachment of land by successful bidder prior to making payment of land	Plot no. P1 at District centre, Wazirpur	➤ Demand cum Allotment Letter for making payment of 75 per cent of the premium was issued to the bidder on 02/03 December 2010. However, before making the final payment, the tenderer encroached the land and erected booking office/ temporary structures on the plot.

Thus, the absence of a well defined policy for deciding the mode (tender/auction) of disposal of commercial plot and fixing its reserve price indicated lack of transparency in disposal of commercial plots.

5.6 Allotment of Industrial Land

The Master Plan 1962 envisaged setting up of Industrial Areas in Delhi where the industrial units were to be relocated. Keeping in view the provisions made in the Master Plan 1962, twenty Industrial Areas were set up by DDA. Master Plan 2021 stipulates industrial area redevelopment schemes which consist of Modernization and Up-gradation of existing planned industrial areas and redevelopment of areas which have become industrialized over the period of the two Master Plans, even though not designated as such.

During the period from 2010-11 to 2014-15, DDA allotted only two industrial plots. Out of these two plots, one plot was allotted to L&DO for further allotment to Shri A. R. Gandhi/his heirs in Mangolpuri due to cancellation of an earlier allotment to him and the other was allotted to Shri Davinder Ajmani/Yogyata Ajmani in Kirti Nagar (a plot measuring 125.41 sqm for ₹ 69.75 lakh)

Following was noticed by audit in case of Davinder Ajmani/Yogyata Ajmani:

- The applicant requested for allotment of the plot and agreed to pay at current market value. As DDA had not auctioned industrial plots since many years (last auction held in the year 2000), the old auction rates were updated to arrive at the current market rates. However, as no records relating to price fixation were furnished to Audit, it could not

³⁸ A rectification deed is a supplementary document executed between the buyer and seller to rectify the mistakes made in the original/principal deed with respect to factual and typographical errors.

be ascertained whether the method adopted and cost calculated by DDA reflected the correct market value of land, in compliance with norms of price fixation.

- The plot of land was required to be disposed of through tender or auction mode as stipulated in Nazul Rules.
- The matter was not referred to the Land Allotment Advisory Committee in accordance with the Nazul Rules.

DDA replied (February 2016) to the audit observation that the piece of land cannot be auctioned as it was without any number and had to be treated as strips. At the same time it could not be kept idle, which would result in encroachments or misuse by the adjacent allottees or anti-social elements and disposal of such piece of land was done as per policy for this purpose

The reply of DDA is not acceptable, as the Nazul Rules, framed by the Central Government, clearly stipulate tender or auction as the mode of disposal of Nazul land and do not differentiate on the type of land whether it is a strip or a piece of land.

5.7 ROHINI Residential Scheme

DDA announced 'ROHINI' Residential Scheme in the year 1981. While announcing the scheme, it was envisaged that the allotment would be made through draw of lots periodically. Draw for the scheme was held 16 times from 1982 to 2014 as per the information furnished to audit by DDA. During the period under audit, the Possession letters were issued to 125 applicants upto March 2015. Out of these, Audit requisitioned records relating to 25 cases of land allotment, against which DDA provided records in 24 cases³⁹.

Audit noticed the following:

5.7.1 Delay of 30 years in holding of draw

DDA had launched the scheme in 1981, however, it was noticed from the cases test checked in audit that the draw of the aforesaid 24 cases was held in June 2012 and Demand Letters were issued during November-December 2014.

DDA stated that without developmental work, the allotment of plots to applicants was not possible. The reasons for delay have been attributed to slow execution of works of development relating to Civil & Electrical on account of agitation from residents of Barwala village and also the time taken in land litigation during acquisition of land.

The fact remains that there was a delay of 30 years in holding of the draw and a further delay of over two years in issue of demand letter.

³⁹ (i) Case file No. (i) F16(10834)/12/RHN, (ii) F16(7663)/12/RHN, (iii) F16(7881)/12/RHN, (iv) F16(8117)/12/RHN, (v) F16(2449)/12/RHN (vi) F16(1628)/12/RHN (vii) F16(8756)/12/RHN, (viii) F16(11742)/12/RHN, (ix) F16(4179)/12/RHN, (x) F16(9687)/12/RHN, (xi) F16(10382)/12/RHN, (xii) F16(10305)/12/RHN, (xiii) F16 (7066) /12/ RHN, (xiv) F16(11689)/12 /RHN, (xv) F16 (11656) /12/ RHN, (xvi) F16(3403)/12/RHN, (xvii) F16(2644)/12/RHN, (xviii) F16(6456)/12/RHN (xix) F16(4278)/12/RHN, (xx) F16(456)/12/RHN, (xxi)F16(6333)/12/RHN, (xxii) F16 (3830)/12/RHN, (xxiii) F16(4702)/12/RHN, (xxiv) J(647)/647/ LSB/ RHN

5.7.2 Deficiencies in submission of required documents

Notwithstanding the fact that in 11 cases⁴⁰ the requisite documents had not been submitted by the allottees and in five cases⁴¹ there were discrepancies in various documents submitted by the allottees, DDA issued possession letters to them.

DDA did not furnish any specific reply in respect of the cases pointed out in Audit (June/October 2016).

5.7.3 Loss of revenue to DDA in respect of Unearned Increase

Clause 5 (b) of Perpetual lease deed provided that, in the event of the sale or fore-closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover fifty percent of the unearned increase⁴² in the value of the residential plot as aforesaid and the amount of the said unearned increase shall be a first charge, having priority over the said mortgage or charge.

Audit noticed that in one case, the allottee had sold (July 2015) the plot (No. 1653, measuring 32 sqm. in block 'A' & pocket 1, sector 34 Rohini) allotted (November 2014) to him by DDA at a cost of ₹ 4.52 lakh to another person for a total consideration of ₹ 22.45 lakh. However, there was no document in the records to establish whether unearned increase on account of such sale was deposited by the allottee in DDA.

DDA replied (June/October 2016) that the sale/mortgaging of plot at this stage is not allowed. Action can be taken in cases where such transaction is reported and allotment of plot is liable to be cancelled.

DDA had not taken any corrective action (October 2016).

5.8 Allotment of Alternative Residential Land

The scheme of Large Scale Acquisition, Development and Disposal of land in Delhi, envisaged the allotment of alternative residential plot to persons whose land was acquired for planned development of Delhi. As per policy, the allotment of an alternative plot is made on the recommendation of Delhi Government. Once recommended, DDA prepares a seniority list which is based on the date of possession of the acquired land. The allotment of alternative plot is made through periodic draw of lots.

5.8.1 Deficiencies noticed in Alternative allotment

Audit examined records relating to 17 cases of alternative allotment. The details of the test checked cases are given in *Annexure VII*. In all cases (except at Sl.no.14 in the Annexure) the land was acquired by Government during the period 1980-86, and recommendation for alternate allotment was given during 1986-1992 (all cases except at Sl. no. 10 & 14 in the Annexure); however, alternate allotment was made only in March 2012 i.e. after a delay of around 20 years. The deficiencies noticed in alternate allotment are given at next page.

⁴⁰ Sl. No. (i), (ii), (iv) to (viii), (x) to (xii) and (xx) in Footnote No. 39.

⁴¹ Sl. No. (vi), (ix), (xiii), (xv) and (xx) in Footnote No. 39.

⁴² Unearned increase refers to difference between the sale price and the lease value of the property (rate at which land was acquired from DDA)

- In six cases (Sl. no. 2, 4, 6, 7, 8 and 13 in the Annexure VII) though the allottees did not make full payment of land, the same had not been cancelled.
- In two cases (Sl. no. 3 and 5 in the Annexure VII) it was noticed that though the concerned branch had issued letter for handing over the land, the Engineering Wing intimated that the handing over of the plots cannot be carried out because services had not been provided/laid down in the area.
- In nine cases (Sl. no 1, 3, 5, 9, 10, 11, 12, 14 and 17 in the Annexure VII) the allottees had made full payment of land, yet the land was not handed over to them.
- In one case (Sl. no. 12 in the Annexure VII), allotment of land was done in excess of the prescribed norms.

DDA attributed (June/October 2016) the reasons for delay in holding the draw and inability to hand over the plots of land to non-execution of development works due to interference of Barwala villagers.

However, the efforts made by DDA to sort out the issues were not intimated to Audit.

5.9 Allotment of land to Government Departments

DDA allots land to Government Departments as per request of the concerned department for construction of school, hospital, police station, bus depot etc. Allotment of land to Government Departments is made at rates fixed by the MoUD. During test check of these cases certain deficiencies as detailed below were noticed in Audit.

5.9.1 Deficiencies noticed in allotment of land to Government Departments

The following deficiencies were noticed in allotment of land to Government Departments:

Table 9 : Deficiencies in allotment of land to Government Departments

Allotment to Government Departments	Total Cases provided to Audit/Total allotment cases	Delay in processing of cases (Annexure-VIII)	Status of handing over of plots	Excess/shortfall in allotment vis-à-vis MPD norms	Whether lease deed signed
Allotment of land to Delhi Metro Rail Corporation	6/32	12 to 41 months	Done	Not applicable	No
Allotment of land to Delhi Transport Corporation	3/11	51 to 93 months	Not done	Not applicable	No
Allotment of land to Power department, GNCTD	3/22	19 to 40 months	Done	Excess in 2 cases (Sl. No. 11 & 12 in Annexure VIII)	No
Allotment of land to Delhi Police	4/17	5 to 51 months	Done	Excess in one case (Sl. No. 9 in Annexure VIII) & Short in two cases (Sl. No. 7 & 10 in Annexure VIII)	No

Allotment of land for Dispensaries/Hospitals	5/20	7 to 21 months	Not done (in four cases).	Not applicable	No
--	------	----------------	---------------------------	----------------	----

DDA replied (June/October 2016) that in very few cases the dimension at site may be different, depending on the site condition. DDA, however, did not give any reply to the issue of delay in processing of cases, non-handing over of the plots cited by Audit.

5.9.2 Other Deficiencies

During Audit following instances were noticed which underline the lack of co-ordination among various wings of DDA:

- The Directorate of Health Services, Delhi Government requested (December 2012) for allotment of land for construction of polyclinic in Phase-III, Sector 22, Rohini. The Engineering wing of DDA marked the vacant land on the Lay out Plan and stated on 2 April 2013 that the land was available at site, while it was noticed that the plot was already allotted by DDA to a society Bankey Behari Social Welfare Society, Rohini on 26 March 2012.
- In another case, the plot of land in Pocket Q, Paschim Puri, on which a Government school was already running, was allotted to Delhi Police in March 2011 for constructing a police post. Consequently, DDA allotted (September 2013) alternative site to Delhi police in Nangloi Sayyad Village.

5.10 Post Allotment Monitoring Mechanism

It is necessary that there should be vigorous post allotment monitoring mechanism to monitor the use of leased out land so as to ensure that there were no violations of the conditions attached with lease such as timely recovery of ground rent, composition fee, unearned increase etc. Audit found that:-

- A. (i)** There was no system in DDA to watch the conditions of lease deed executed between DDA and allottees and to monitor recovery of various dues viz. ground rent, composition fees, unearned increase etc. from the allottee, as a result of which Audit could not draw an assurance of the existence and effectiveness of monitoring system in the Land Disposal Wing.
- (ii)** No Property Registers containing records of all immovable properties (Award number, Khasra Plot number, Date of taking over possession, Term of Lease, Annual Rent, Total amount of rent demand, Total amount of outstanding rent etc.) were maintained in DDA.

B. As per terms of lease agreement and conditions of allotment, ground rent @ 2.5 per cent of land premium is payable annually failing which interest @ 10 per cent per annum is to be levied. Audit scrutiny of records made available by DDA in respect of institutional allotment made in 20 cases revealed that an amount of ₹ 5.49 crore (Details are given in *Annexure IX*) and interest thereon was outstanding as on 31 March 2015 on account of ground rent from the allottees.

DDA, while accepting the audit observation stated (June/October 2016) that it had launched a special drive to recover outstanding ground rent from the defaulters who are holding properties on leasehold basis. Under this drive, dues have been worked out in 1897 cases of institutional properties and action to raise the demands from the allottees is under process.

C. Audit conducted field visits jointly with the officers/officials of DDA in respect of the sites mentioned in the land bank maintained by Institutional Land branch. It was noticed in audit that land was not being used for the purpose allotted and land had also been encroached. This only confirmed that DDA did not have a monitoring mechanism to ensure that land was used for the given purpose and that condition of the lease agreement was being fulfilled.

Out of the 16 sites selected, DDA facilitated joint inspection visits to 14 sites only. Findings in respect of joint field visits are as follows:

Table 10 : Issues noticed in Joint Inspection

Sl. No.	Land/ plot	Joint Inspection remarks
1.	Land allotted to Popular Institute Society for the Blind (801 sqm.; Sec. 24, Rohini) in February 2012	<ul style="list-style-type: none"> • Visited the site on 17 December 2015 and found that the land was lying vacant as no construction had been carried out by the allottee at the site. • Some portion of the adjacent plot earmarked for Community hall, was found encroached by the society constructing Jagannath Temple at the back of the site allotted to Popular Institute Society for the Blind.
2.	Land allotted to Voice Society (400 sqm.; Sec. 22, Rohini) in February 2012	<ul style="list-style-type: none"> • Visited the site on 17 December 2015 and found that the dimensions could not be verified as there was no demarcation. • No construction had been carried out by the allottee at the site.
3.	Land allotted to Learning Matters Educational Society (3000 sqm; Sec. 13, Dwarka) in September 2011	<ul style="list-style-type: none"> • Visited the site on 30 December 2015 and found the site lying vacant as no construction had been carried out by the allottee at the site.
4.	Vacant Land measuring 5.00 hectares in Sec. 22, Phase –III, Rohini	<ul style="list-style-type: none"> • Visited the site on 17 December 2015 and found that on some portion of the site, farming was being carried out.



Photograph relating to site at S. No. 3



Photograph relating to sites at S. No 4

Conclusion:

- DDA did not prepare comprehensive details/inventory of developed land. DDA did not have a timeframe to prioritize, schedule, plan and carry out land disposal activities.
- No auction of any industrial plot could be held since 2000 due to dispute between DDA and DSIIDC.
- Cases for allotment of institutional land were put up before IAC for consideration without fulfilling the Nazul Rules and the same were recommended by IAC and even allotment was made in few cases. Further, DDA did not have a uniform policy for deciding eligibility of cases of allotment under charitable institution category.
- DDA had a large number of commercial plots for disposal, however, very few plots could be disposed during the period 2010-15.
- There were delays in allotment of land to Government Departments which led to direct impact on timely achievement of objectives for public good.
- There was lack of effective monitoring mechanism in DDA to ensure that land allotted was utilized effectively.

Recommendations:

- DDA should prepare and adopt a comprehensive Land Disposal policy which should prescribe the principles and parameters for identification, prioritization and scheduling for land disposal programmes. Further, MoUD should take necessary action to resolve dispute of DDA and DSIIDC in consultation with Delhi Government to enable industrial development in Delhi.
- DDA should ensure that the land disposal activities are carried out in a timely manner as per the applicable regulatory framework and the norms should be uniformly and consistently applied in all the cases. Further, norms for identifying charitable nature of the institutions for allotment of lands on concessional terms should be laid down.
- DDA should implement an effective post allotment monitoring framework to ensure that all the conditions of allotment of land and post allotment obligations are being complied with by the allottees.