

# CONTENTS

<b>Chapter/Title</b>		<b>Page No.</b>
<b>Preface</b>		<b>v</b>
<b>Executive Summary</b>		<b>vii-xv</b>
<b>Chapter 1 - Overview of Land Management in DDA</b>		
<b>1.1</b>	<b>Introduction</b>	<b>1</b>
<b>1.2</b>	<b>Nature of Land under jurisdiction of DDA</b>	<b>1</b>
<b>1.3</b>	<b>Land Management Process in DDA</b>	<b>2</b>
<b>1.4</b>	<b>Organisational Set up in DDA for Land Management</b>	<b>2</b>
<b>1.5</b>	<b>Budget, Receipt and Expenditure</b>	<b>3</b>
<b>Chapter 2 - Audit Framework</b>		
<b>2.1</b>	<b>Audit Mandate</b>	<b>5</b>
<b>2.2</b>	<b>Audit Objectives</b>	<b>5</b>
<b>2.3</b>	<b>Scope of Audit</b>	<b>5</b>
<b>2.4</b>	<b>Sources of Audit Criteria</b>	<b>5</b>
<b>2.5</b>	<b>Audit Methodology and Sampling</b>	<b>6</b>
<b>2.6</b>	<b>Acknowledgment</b>	<b>7</b>
<b>Chapter 3 - Land Acquisition</b>		
<b>3.1</b>	<b>Planning</b>	<b>9</b>
<b>3.2</b>	<b>Land Acquisition</b>	<b>13</b>
<b>Chapter 4 - Development of Land</b>		
<b>4.1</b>	<b>Introduction</b>	<b>27</b>
<b>4.2</b>	<b>Planning</b>	<b>27</b>
<b>4.3</b>	<b>Delay in Commencement and Execution of Work</b>	<b>29</b>
<b>4.4</b>	<b>Delay in handing over of the Completed Projects</b>	<b>31</b>
<b>4.5</b>	<b>Non-Utilization of the land handed over to user departments</b>	<b>31</b>

## **Chapter 5 - Land Disposal**

<b>5.1</b>	<b>Introduction</b>	<b>33</b>
<b>5.2</b>	<b>Rules governing Disposal of Land</b>	<b>33</b>
<b>5.3</b>	<b>Planning</b>	<b>33</b>
<b>5.4</b>	<b>Institutional Allotments</b>	<b>36</b>
<b>5.5</b>	<b>Allotment of Commercial Land</b>	<b>44</b>
<b>5.6</b>	<b>Allotment of Industrial Land</b>	<b>48</b>
<b>5.7</b>	<b>ROHINI Residential Scheme</b>	<b>49</b>
<b>5.8</b>	<b>Allotment of Alternate Residential Land</b>	<b>50</b>
<b>5.9</b>	<b>Allotment of land to Government Departments</b>	<b>51</b>
<b>5.10</b>	<b>Post Allotment Monitoring Mechanism</b>	<b>52</b>

## **Chapter 6 - Land Protection**

<b>6.1</b>	<b>Introduction</b>	<b>55</b>
<b>6.2</b>	<b>Protection of DDA Land</b>	<b>55</b>
<b>6.3</b>	<b>Recovery of Encroached Land</b>	<b>55</b>

## **Chapter 7 - Management of Nazul-I Lands**

<b>7.1</b>	<b>Introduction</b>	<b>61</b>
<b>7.2</b>	<b>Database/records of Nazul-I Lands</b>	<b>61</b>
<b>7.3</b>	<b>Lease Administration of Nazul-I Lands</b>	<b>61</b>
<b>7.4</b>	<b>Nazul-I Receipts</b>	<b>64</b>
<b>7.5</b>	<b>Improper use of DDA Lands</b>	<b>66</b>

## **Chapter 8 - Record Management**

<b>8.1</b>	<b>Non Maintenance of Records</b>	<b>69</b>
<b>8.2</b>	<b>Preservation and Protection of Records</b>	<b>73</b>
<b>8.3</b>	<b>Safe Custody of Lease Deeds</b>	<b>73</b>
<b>8.4</b>	<b>Digitalisation of Records by DDA</b>	<b>73</b>

<b>Chapter 9 - Internal Audit and Accounts</b>		
<b>9.1</b>	<b>Effectiveness and Efficiency of Internal Audit in DDA</b>	<b>75</b>
<b>9.2</b>	<b>Reporting and Reconciliation in DDA</b>	<b>76</b>

<b>Chapter 10 - Conclusion and Recommendations</b>		
<b>10.1</b>	<b>Conclusion</b>	<b>81</b>
<b>10.2</b>	<b>Recommendations</b>	<b>82</b>

<b>Annexures</b>		
<b>Annexure I to XIII</b>		<b>A1 - A27</b>

<b>Abbreviations</b>		<b>Ab1 – Ab2</b>
<b>Glossary</b>		<b>G1 – G2</b>

