

## TABLE OF CONTENTS

Particulars	Reference to	
	Paragraph(s)	Page(s)
<b>Preface</b>	--	<b>ix</b>
<b>Executive Summary</b>	--	<b>xi-xviii</b>
<b>Chapter-I: General</b>	--	<b>1-13</b>
Introduction	1.1	1-2
Role of Infrastructure and Industrial Development Department	1.2	2-3
Functions of YEIDA	1.3	3
Management of YEIDA	1.4	3-4
Financial position and working results of YEIDA	1.5	4-6
Entrustment of audit	1.6	7
Status of finalisation of accounts	1.7	7
Yamuna Expressway project	1.8	7-8
Audit of Yamuna Expressway project	1.9	8-9
Audit objectives	1.10	9-10
Audit criteria	1.11	10
Scope and methodology of audit	1.12	10-12
Scope limitation	1.13	12
Contents of the Performance Audit Report	1.14	12-13
Acknowledgement	1.15	13
<b>Chapter-II: Planning</b>	--	<b>15-25</b>
Introduction	2.1	15
Regulatory framework for development in National Capital Region	2.2	16-17
Process for finalisation of Master Plan	2.3	17-18
Status of Master Plans of YEIDA	2.4	18-19
Audit findings	2.5	19
Development activities not in conformity with Regional Plan 2021	2.5.1	19-21
Master/Development Plan not approved by NCRPB	2.5.2	21-22
Changes in land use without obtaining approval of GoUP	2.5.3	22-23
Delay in finalisation of sector layout plans	2.5.4	24
Delay in finalisation of Master Plan (Phase-II)	2.5.5	24-25
Conclusion	--	25
<b>Chapter-III: Acquisition of Land</b>	--	<b>27-44</b>
Introduction	3.1	27
Acquisition	3.1.1	27-29
Resumption	3.1.2	29
Direct Purchase	3.1.3	29
Finalisation of land acquisition rates	3.1.4	29
Status of land acquisition	3.2	29-31
Audit Coverage	3.3	31
Audit findings	3.4	31

Particulars	Reference to	
	Paragraph(s)	Page(s)
Deficiencies in acquisition under LAA, 1894	3.5	31
Acquisition invariably under urgency clause	3.5.1	31-33
Delays in acquisition despite invoking urgency clause	3.5.2	33-34
Extra expenditure due to delay in acquisition proceedings	3.5.3	34
Deduction of acquisition charges due to lapse of acquisition proceedings	3.5.4	34-35
Deficiencies in resumption of Government land	3.6	35
Resumption of Government land at higher rates	3.6.1	35-36
Delay in resumption of land	3.6.2	36-37
Acquisition of land beyond immediate requirement	3.7	37
Blockade of funds due to unwarranted purchase of land	3.7.1	37-40
Loss due to withdrawal of proposal for acquisition of land	3.7.2	40-41
Ineffective control and follow-up mechanism	3.8	41
Purchase of land already acquired under LAA, 1894	3.8.1	41-42
Mutation of land purchased through direct purchase not done	3.8.2	42
Reconciliation not done of advance paid for land acquisition	3.8.3	42-43
Conclusion	--	43-44
<b>Chapter-IV: Development and Construction of Properties</b>	--	<b>45-63</b>
Introduction	4.1	45
Activity process	4.1.1	45
Status of development activities	4.1.2	46
Audit coverage	4.2	46-47
Audit findings	4.3	47
Deficiencies in system and procedures	4.4	47
Target for development of various land use zones not achieved	4.4.1	47-48
Annual Plan not prepared	4.4.2	48-50
Estimates not prepared on the basis of detailed designs	4.4.3	50-51
Award of works at higher rates due to inflated justified cost	4.4.4	51-52
Tendered rates not compared with rates of similar works accepted in the past	4.4.5	52
Award of architectural works at higher rate	4.4.6	52-53
Undue favour to architect in award of work	4.4.7	53-55
Short recovery of performance guarantee/security deposit	4.4.8	55-56
Violation of Indian Roads Congress guidelines	4.5	56

Particulars	Reference to	
	Paragraph(s)	Page(s)
Unwarranted execution of surface dressing	4.5.1	56
Extra expenditure on construction of Interlocking Concrete Block Pavements	4.5.2	57
Provision of close graded premix surfacing of excess thickness	4.5.3	57
Inadmissible use of semi-dense bituminous concrete over granular base	4.5.4	57-58
Unwarranted execution of seal coat in road works	4.5.5	58-59
Statutory provisions not complied with	4.6	59
Short recovery against execution of sub-standard work	4.6.1	59-60
Short deduction and short deposit of Workers' Welfare Cess	4.6.2	60-61
Royalty on minor minerals short deducted	4.6.3	61
Payment without obtaining Consignee Receipt Certificates	4.6.4	62
Environmental Clearance not obtained	4.6.5	62
Good practices observed in the sampled cases	4.7	63
Conclusion	--	63
<b>Chapter-V: Pricing of Properties</b>	<b>--</b>	<b>65-82</b>
Introduction	5.1	65-66
Determination of sale price by YEIDA	5.2	66-67
Audit findings	5.3	67
Standard pricing policy not formulated	5.3.1	67-68
Inadequate consideration of essential input costs	5.3.2	68-75
Incorrect consideration of saleable area	5.3.3	75-76
Impact of deficiencies in ascertaining input costs and saleable area	5.3.4	76
Incorrect calculation of external development charges	5.3.5	76-78
Sale price of plots allotted under 25-250 acre plot scheme fixed on lower side	5.3.6	78-79
Sale price of built-up flats fixed on lower side	5.3.7	79-80
Sale price of group housing plots fixed on lower side	5.3.8	80-81
Sale price of corporate office plots fixed on lower side	5.3.9	81-82
Conclusion	--	82
<b>Chapter-VI: Allotment of Properties - General</b>	<b>--</b>	<b>83-88</b>
Introduction	6.1	83
Process of allotment on the basis of competitive bidding	6.2	84
Process of allotment on the basis of pre-determined criteria and project presentation or interview	6.3	84-85
Status of allotments	6.4	85-87

Particulars	Reference to	
	Paragraph(s)	Page(s)
Allotment of properties under various categories	6.5	87
Common irregularities/ deficiencies in allotment of properties	6.6	87-88
<b>Chapter-VI (1): Allotment of Residential Township and Group Housing Plots</b>	--	<b>89-127</b>
Introduction	6.1.1	89-90
Status of allotments	6.1.2	90-91
Audit coverage	6.1.3	91
Audit findings	6.1.4	92
Deficiencies relating to scheme brochures and brochure conditions not being complied with	6.1.5	92
Deficiencies in eligibility criteria prescribed by YEIDA	6.1.5.1	92-95
Irregular allotment to technically ineligible bidders	6.1.5.2	95-97
Deficiencies in scheme brochures regarding consortiums	6.1.5.3	97-105
Deficiencies in provisions relating to sub-lease	6.1.5.4	105-107
Deficiencies relating to penal provisions	6.1.5.5	107-111
Absence of provision for recovery of increase in cost	6.1.5.6	111-112
Provision for opening of escrow account not included	6.1.5.7	112-113
Provision for obtaining performance bank guarantee not included	6.1.5.8	113
Deficiencies in grant of permission to mortgage	6.1.5.9	113-114
Deficiencies in systems and procedures of allotment	6.1.6	114
Delays in issue of allotment letter	6.1.6.1	114-116
Delays in issue of checklist	6.1.6.2	116-117
Delay in deposit of reservation and allotment money	6.1.6.3	117-118
Failure to take timely action against allottees for not complying with provisions of scheme brochure	6.1.6.4	118-119
Short recovery of premium and lease rent for additional land	6.1.6.5	119-121
Undue favour to allottee by extending benefit of zero period	6.1.6.6	121-122
Undue favour to allottee by allowing retention of excess land	6.1.6.7	122-123
Undue favour to allottee due to not forfeiting the prescribed amount on cancellation of allotment	6.1.6.8	123-124
Environmental Clearance not obtained by allottee	6.1.6.9	124-125
Cost of minor minerals not recovered	6.1.6.10	125
Outcome of allotment of residential township and group housing plots	6.1.7	125-126

Particulars	Reference to	
	Paragraph(s)	Page(s)
Conclusion	--	126-127
<b>Chapter-VI (2): Allotment of Industrial, Institutional, Mixed Land Use and Other Properties</b>	--	<b>129-153</b>
Introduction	6.2.1	129-130
Status of allotments	6.2.2	130-131
Audit coverage	6.2.3	131-132
Audit findings	6.2.4	132
Deficiencies relating to scheme brochures and brochure conditions not complied with	6.2.5	132
Minimum technical and financial eligibility criteria not prescribed	6.2.5.1	132-133
Discretionary allotment of plots on the basis of interview	6.2.5.2	133
Deficiencies in scheme brochure (July 2009) of 25-250 acre plot scheme	6.2.5.3	134-135
Short charging of lease rent	6.2.5.4	135-136
Loss due to incorrect provision of various land uses	6.2.5.5	136-137
Deficiencies regarding provisions for levy of location charges	6.2.5.6	137-138
Short levy of transfer charges	6.2.5.7	138
Loss due to charging short premium	6.2.5.8	138-139
Short levy of charges for delay in execution of lease deed	6.2.5.9	139-140
Short levy of location charges	6.2.5.10	140
Undue favour to allottee on surrender of plot	6.2.5.11	140-141
Deficiencies in systems and procedures	6.2.6	141
Allotment of plots without ensuring availability of encumbrance free land and completion of development activities	6.2.6.1	142-145
Undue favour in screening of applications	6.2.6.2	145-146
Loss due to not charging premium as applicable on the date of allotment	6.2.6.3	146-148
Plot not cancelled despite allotment money not deposited	6.2.6.4	148
Undue favour to allottee	6.2.6.5	149
Loss due to not obtaining/getting renewed bank guarantees against stamp duty exemption availed by allottees	6.2.6.6	149-151
Penalty for delay in obtaining completion certificate not levied	6.2.6.7	151
Outcome of allotments	6.2.7	151-152
Conclusion	--	152-153
<b>Chapter-VII: Corporate Governance and Internal Control</b>	--	<b>155-167</b>
Introduction	7.1	155
Audit findings	7.2	155

Particulars	Reference to	
	Paragraph(s)	Page(s)
Governance and policy framework at Government and Board level	7.3	156
Annual Report not being prepared and placed in the legislature	7.3.1	156
Form of accounts not approved by the State Government	7.3.2	156-157
Absence of standard working manuals/guidelines	7.3.3	157
Invoking urgency clause for acquisition of land without acceptable justification	7.3.4	158
Compliance with applicable statutory provisions	7.4	158
Preparation of Master Plan without corresponding Regional Plan/Sub-Regional Plan	7.4.1	158-159
Expenditure beyond mandate of UPIAD Act, 1976	7.4.2	159
Not ensuring deposit of Workers' Welfare Cess	7.4.3	159-161
Avoidable payment of penal interest	7.4.4	161
Lack of transparency and accountability	7.5	162
Relaxing of brochure conditions to the detriment of YEIDA	7.5.1	162
Discretionary allotments through interview	7.5.2	162
Allotment of plots without ensuring their intactness	7.5.3	163
Monitoring mechanism and internal control system	7.6	163
Deficiencies in the data maintained by IT System	7.6.1	163-164
Absence of effective Management Information System (MIS)	7.6.2	164
Cost of minor minerals not recovered as per terms of brochure	7.6.3	164-165
Weak internal control system	7.6.4	165-167
Conclusion	--	167

Appendices	Number	Page(s)
Map showing area covered under Master Plan (Phase-I) 2031	1.1	169
Map showing urban centres proposed in Phase-II	1.2	170
Statement showing financial position of YEIDA for the period 2005-06 to 2020-21	1.3	171
Statement showing working results of YEIDA for the period 2005-06 to 2020-21	1.4	172
Statement showing details of records/information not furnished by YEIDA	1.5	173-174
Statement showing composition of National Capital Region Planning Board	2.1	175
Statement showing excess expenditure due to delay in acquisition proceedings	3.1	176

<b>Appendices</b>	<b>Number</b>	<b>Page(s)</b>
Statement showing excess payment on resumption of land at higher rates	3.2	177
Statement showing details of works lying incomplete	4.1	178-179
Statement showing details of variation in quantity of steel	4.2	180
Statement showing details of works awarded at higher rates due to incorrect assessment of justified cost	4.3	181-182
Statement showing excess expenditure due to award of works at higher rates	4.4	183-184
Statement showing short deposit of Performance Guarantee (PG) and Security Deposit (SD)	4.5	185-196
Statement showing avoidable expenditure due to unwarranted provision of Surface Dressing	4.6	197-198
Statement showing excess expenditure incurred on laying of Interlocking Concrete Block Pavement (ICBP)	4.7	199
Statement showing excess expenditure incurred on Close Graded Premix Surfacing (CGPS) work of excess thickness	4.8	200
Statement showing excess expenditure incurred on laying Semi-Dense Bituminous Concrete (SDBC) in place of Close Graded Premix Surfacing (CGPS)	4.9	201
Statement showing penalty imposed by YEIDA on contractors for execution of sub-standard works	4.10	202
Statement showing short recovery from contractors considering course correction suggested by RITES Ltd.	4.11	203
Statement showing details of short deduction of Workers' Welfare Cess	4.12	204-207
Statement showing details of royalty on minor minerals short deducted	4.13	208-213
Statement showing cases where Consignee Receipt Certificates not obtained	4.14	214-215
Statement showing estimated short recovery of input costs by YEIDA from allotments (excluding cancelled/ surrendered allotments) made up to March 2021	5.1	216
Statement showing saleable area as calculated by YEIDA and Audit	5.2	217
Statement showing short recovery of external development charges by YEIDA	5.3	218
Statement showing estimated loss due to allotment of plots under 25-250 acre plot scheme at lower rates	5.4	219
Statement showing loss due to allotment of group housing plots at lower rates	5.5	220

<b>Appendices</b>	<b>Number</b>	<b>Page(s)</b>
Statement showing details of residential township plots allotted by YEIDA along with their status and overdues as on 30 September 2022	6.1.1	221
Statement showing details of plots further sub-leased by the allottees/sub-lessee along with their status and overdues as on 30 September 2022	6.1.2	222
Statement showing details of group housing plots allotted by YEIDA along with their status and overdues as on 30 September 2022	6.1.3	223
Statement showing details of cases of sub-lease despite overdues	6.1.4	224
Statement showing details of allottees/sub-lessees who siphoned off amount collected from end users	6.1.5	225
Statement showing details of permission to excavate minor minerals (earth and sand) obtained by allottees/ sub-lessees from District Mining Office, Gautam Budhha Nagar	6.1.6	226
Statement showing loss due to short levy of location charges	6.2.1	227
Statement showing details of incomplete documents submitted by allottees	6.2.2	228-231
Statement showing loss due to allotment of plots at lower rates to members of NAEC	6.2.3	232-233