

THIRD REPORT PUBLIC ACCOUNTS COMMITTEE (1991-92)

(TENTH LOK SABHA)

NON-MATERIALISATION OF THE SCHEME FOR CONSTRUCTION OF STAFF QUARTERS

**MINISTRY OF COMMUNICATIONS
(DEPTT. OF TELECOMMUNICATIONS)**



79852

*Presented to Lok Sabha on 13.12.1991
Laid in Rajya Sabha on 13.12.1991*

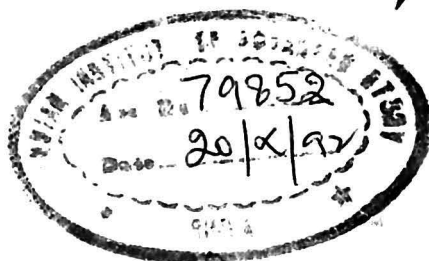
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PART II

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Committee held on—
1.9.1989
5.11.1990
23.10.1991

PUBLIC ACCOUNTS COMMITTEE

(1991-92)

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2. Smt. Ganga Murthy—*Deputy Secretary*
3. Shri N.M. Jain—*Under Secretary*

INTRODUCTION

I, the Chairman of the Public Accounts Committee, as authorised by the Committee, do present on their behalf this Third Report on Paragraph 42 of the Report of the Comptroller and Auditor General of India for the year ended 31 March 1988, No. 4 of 1989, Union Government (Posts & Telecommunications) relating to Non-materialisation of the scheme for construction of staff quarters.

2. The Report of the Comptroller and Auditor General of India for the year ended 31 March 1988, No. 4 of 1989, Union Government (Posts & Telecommunications) was laid on the Table of the House on 18 July, 1989.

3. In this Report, the Committee have noticed that starting from the acquisition of land in Jhilmil Colony, Shahdara, Delhi, in March 1970, upto the submission of the revised plans for construction of staff quarters to the DUAC in October 1989, the whole sequence of events is indicative of unconscionable delay, inept handling and gross negligence on the part of the Department officials. Neither targets were fixed nor any system of monitoring devised to review the progress of construction work. This has resulted in delayed construction, avoidable escalation in construction cost and encroachment on acquired land. The Committee are therefore, of the firm view that the matter calls for disciplinary action against the officers concerned. The Committee have also stressed upon the Department to draw a time-bound programme for construction of staff quarters, monitor the programme regularly and follow the schedule scrupulously so that it will not only provide the much needed housing units for the staff in Delhi but also save on further cost escalation. The Committee have, further, urged the Department to undertake a review of the whole system and ensure that similar type of delays are avoided in future by drawing up a phased programme for construction of staff quarters.

4. The Committee note with regret that though the objective of the Department is to achieve a satisfaction level of 20% for providing housing accommodation to the staff, the actual satisfaction on an All-India basis is just 8%. In Delhi, it is as low as 7.5%. The Committee have emphasised that the provision of Govt. accommodation to staff is a welfare measure and depriving of these facilities particularly in cities where rents are very high causes great hardships to those who are on the waiting list for Government accommodation.

5. The list of unutilised land for staff quarters furnished to the Committee gives a very gloomy picture of the entire management of the land acquired by the Department for this purpose. In a large number of cases neither perspective plan nor target dates for utilisation of these lands exist. As many as 155 plots of land totalling 281.78 acres in area are lying unutilised. The Committee deprecate the land acquired long back and have desired that the matter be examined in detail and responsibility fixed.

(vi)

6. The Committee (1989-90) examined the Audit paragraph at their sitting held on 1 September, 1989 and again the Committee (1990-91) examined the above mentioned paragraph at their sitting held on 5 November, 1990.

7. The Committee (1991-92) considered and finalised this Report at their sitting held on 23 October, 1991. Minutes of the sittings from Part II of the Report.

8. For facility of reference and convenience the observations and recommendations of the Committee have been printed in thick type in the body of the Report and have also been reproduced in a consolidated form in Appendix IV of the Report.

9. The Committee place on record their appreciation of the commendable work done by the Public Accounts Committee (1989-90 and 1990-91) in taking evidence and obtaining information for the Report.

10. The Committee express their thanks to the officers of the Ministry of Communications (Department of Telecommunications) for the cooperation extended by them in furnishing information and tendering evidence before the Committee.

11. The Committee also place on record their appreciation of the assistance rendered to them in the matter by the Office of the Comptroller and Auditor General of India.

NEW DELHI;
December 9, 1991

Agrahayana 18, 1913(S)

ATAL BIHARI VAJPAYEE
Chairman

Public Accounts Committee

REPORT

Non-materialisation of the scheme for construction of staff quarters

This report is based on Paragraph 42 of the Report of Comptroller and Auditor General of India for the year ended 31 March, 1988, Union Govt. (P&T) (reproduced at Appendix-I).

The Audit Para has highlighted *inter alia* that for one reason or the other the scheme of construction of staff quarters at Jhilmil Colony, Shahdara, Delhi, initiated in October 1972 has not yet materialised, thereby resulting in land purchased remaining un-utilised, open to encroachments, employees being deprived of residential accommodation and in the meantime resulting in payment of HRA to the staff.

Land acquisition

2. In March, 1970 the Department of Posts and Telecommunications purchased 6.5 acres of land in Jhilmil Colony, Shahdara at a cost of Rs. 9.73 lakhs for construction of staff quarters. The Department took possession of the land in July 1970. According to the Ministry, as a matter of policy and in pursuance of the existing instructions they acquired land for meeting their future requirements covering a span of 15-20 years. It was in keeping with this policy that land had been acquired at Jhilmil Colony Shahdara.

Delay in construction

3. The process of construction of quarters in Jhilmil Colony started way back in 1972 when the layout plan was approved by the Department. After that no systematic steps were taken to monitor and expedite the process. According to the Ministry the following two factors were mainly responsible for the delay:

- (a) Ban on construction of non-functional buildings including staff quarters imposed in August 1973 by Ministry of Finance.
- (b) Revision of scales of plinth areas by the Ministry of Urban Development.

3.1 It was pointed out by Audit that the ban imposed in August 1973 was lifted in January 1976. However, it was in July 1977 that the Regional Architect was asked by the Superintending Surveyor of works to revise the layout plans as required by the 1975 revision of scales of plinth areas.

When asked to justify the delay of 1½ years in ordering to revise the layout plan, the Ministry have stated in a written note that:

“Higher priority is generally assigned to the design and construction of Technical Buildings. Normally works are taken up according to their priority. Sometimes these priorities do change depending upon the circumstances prevailing at that time. However, suitable instructions to avoid any delay have been issued vide letter No. 460-5/89-BG dated 10.7.1989*.”

3.2 During evidence, the Member (Production) added that according to the resolution passed in 1978 on the “6th Plan strategy for building construction” this particular scheme was accorded no priority.

3.3 According to Audit Para the Architect took 4 years to revise the layout plan. Considering it very unusual the Committee wanted the Ministry to clarify it. In a note furnished to the Committee, the Ministry have stated that the finalisation of master plan was hampered due to changes in scale of plinth areas of various types of quarters and other priority works like plans for Telephone Exchange buildings and other administrative reasons.

3.4 Regarding Provision of separate demarcation for housing, Secretary (Telecommunication) stated:

“There is, but we have to decide how much to give to the telephone exchanges and how much to the staff quarters. Out of the funds for staff quarters we have to decide, how many staff quarters should be built, say at Delhi. Accordingly, the programme is decided.”

3.5 The revised layout plan was submitted to Delhi Urban Arts Commission (DUAC) through Delhi Development Authority (DDA). The Committee have observed that DUAC rejected the plan on 27 August, 1983 on the ground that these drawings were not conceived functionally and aesthetically.

In reply to the question from the Committee as to how the specifications of such common construction of staff quarters did not meet the requirement of DUAC, the Ministry have stated that, it was not the specifications of construction of quarters which did not meet the requirements of DUAC, but the basic design concept of the quarters and their grouping in layout, on which DUAC had made certain observations which were not anticipated.

3.6 Further substantiating the point it was stated, during evidence that:

“We have standard type designs for staff quarters. It was the same type of layout for Pankha Road, and it was cleared by the DUAC. But for Jhilmil Colony, these objections were given.”

In addition to the aforesaid reason for delay which occurred in various wings of the Department, additional factors also were budgetary constraints and the remoteness of the locality and reduction in the scale of accommodation. Therefore, the Department were in doubt as to whether staff would actually accept the quarters if they were constructed. These in turn contributed to the scheme being accorded a low priority. However, the Department conceded that some delay had nevertheless occurred from the time of acquisition of land because of the factors explained above.

3.8 To the specific query as to why layout plans were being prepared and action concerning construction continuing in the absence of assigning any priority or target date, Member (Prod.) clarified:

"It is a continuing activity to keep the plans ready. It was only a layout plan, pertaining to the division of the land. The plans had to be revised because of the revision of the plinth area for such quarters by the Ministry. The master plan was prepared for utilisation of the land. There was no foundation design; only where the quarters would come, or where the roads would be etc."

3.9 The clarification given seems to be however at total variance with the instructions that had been issued to all the Heads of Telecom Circles in July 1989. It reads:

"A specific case of non-materialisation of the scheme of staff quarters for over 16 years has come to notice. The delay has resulted not only in escalation of the project cost, but at the same time denying housing facilities to the Telcom employees. Keeping land unutilised for such a long period also caused encroachment on the land.

After acquisition of land, a comprehensive programme of its utilisation is drawn up by the planning circles. There should be clear instructions from the planning Circle to the concerned senior Architect, regarding No. of staff quarters of various types to be constructed, scale of plinth area in each type to be followed etc, in preparation of drawings and suitable priority accorded for preparation of drawing, preliminary estimate.

Further it is observed that approval of drawings by local municipal bodies takes a long time. The reason being deficiencies in the plans not conforming to bye laws. It is therefore desired that such deficiencies are avoided in the plans submitted to local bodies after thorough study of local Municipal bye laws and discussions with local bodies."

3.10 It is apparent from the foregoing paragraphs that the question of construction of quarters had been reflected in the correspondence and actions all along. The stand taken by the Department that "It is only a layout and does not give sanction to go ahead with construction" appears

to be a completely new interpretation which is contrary to the evidence tendered earlier envisaging acquisition of land for construction of staff quarters. Clarifying further, Member (Production) added:

"In 1978, I do not have the exact date the 6th plan strategy for building construction was taken up by the Secretary (Telecom) in his office. The minutes of the meeting were drawn up, in which it was mentioned that the construction of quarters in Delhi, except those which were in progress, should be withheld. This is very clear. During the whole of the 6th plan, there was activity to get the approval from DUAC. But the decision was to give it no priority at all, and it was minuted that Delhi had already got a 10% satisfaction level, whereas other cities had less than that, i.e. 4.5% and there we should concentrate."

3.11 Reconciling these two statements the Ministry in their action taken note have stated as follows:

The two statements are identical in respect of the construction of quarters. The delay as measured in terms of the target date of completion is not existing. However, there has been a delay in construction of quarters for 19 years from the date of acquisition of land in the sense that construction work is yet to start.

Clarifying that the two statements did not contradict each other, Member (Production) maintained that the preparation of the layout plan was only indicative of the location of various blocks of buildings, road, parks in the plot so as to comply with the overall instructions of the DDA and DUAC.

Further, "The construction of the building only starts after the detailed drawings of the various flats and other technical drawing are finalised and approved and administrative and Expenditure sanction is accorded to the projects."

3.12 The Ministry, it would be noticed has drawn a fine distinction between the layout plan and the construction plan. The layout plan according to the Ministry is a preliminary exercise which is a must for approval of a building project from the local authorities. The construction plan or detailed drawings on the other hand are prepared for actual construction of buildings giving all the details about the buildings.

Present status

4.1 The layout plan which was rejected by DUAC in August 1983 has since been revised and sent to Mahanagar Telephone Nigam Limited (MTNL) for approval. The drawings were resubmitted to General Manager Maintenance (GMM) (N), New Delhi for approval as the plot of land at Jhilmil was transferred from MTNL to GMM (N) on 3.10.88. On 14.12.88 the drawings were submitted by Sr. Architect II to DDA for approval. Again the drawings were submitted to Addl. Town Planner, MCD for

approval as DDA informed that the areas had been transferred (9.3.89) to MCD. These were thereafter forwarded (26.10.1989) to DUAC for approval. The master plan was considered and the Commission members modified (19.10.90) the approach to quarters. The modified master plan was considered in the DUAC meeting held on 26.10.90 and got approved.

4.2 The table below depicts the chronological sequence of events connected with the construction of staff quarters at Jhilmil Colony, Delhi:

- | | |
|--|---|
| 15.7.70 | Possession of land taken. |
| 8.2.72, | In the meeting held by Building Committee, the proposal for construction of 264 staff quarters at Pankha Road was approved for Delhi. No other proposal was approved for Delhi. |
| 7.10.72 | Layout plan prepared by the Sr. Architect I (P&T). |
| 1.8.73 | Ban imposed by Govt. of India, Ministry of Finance regarding the construction of staff quarters. |
| 5.1.76 | Ban on construction of quarters lifted. |
| 7.7.78 | The scheme of construction of staff quarters at Jhilmil not included in the approved cases of staff quarters released for construction by the Building Committee in its meeting held on 2.6.78. |
| <p>It was, however, decided by the Building Committee to decentralise the procedure of planning and sanctioning of works pertaining to housing. The Heads of Circle were given full powers to plan and allocate inter priorities, approving master plan and preliminary drawing.</p> | |
| 30.3.81 | Plinth Areas of staff quarters revised and brought to 1975 level. |
| 21.5.81 | Layout plan approved, submitted by Sr. Architect, Delhi Telephones. |
| 12.6.81 | Layout plan approved by Delhi Telephones. |
| 30.6.81 | SA-III forwarded revised drawings to Surveyor of Works for preparation of preliminary estimate. |
| 29.12.81 | The work "Construction of staff quarters at Jhilmil was budgeted after Finance approval for the year 1982-83 with a provision of Rs. 5 lakhs. |
| 10.6.82 | P.E. amounting to Rs. 16024054 sanctioned. |
| 10.3.83 | Layout plan submitted to DDA for approval. |
| 27.8.83 | Delhi Urban Arts Commission (DUAC) returned the layout plan with certain observations to be complied with by 28.4.83 |
| 28.4.84 | Case closed by DUAC. |
| 25.8.87 | Revised Plans sent to MTNL for approval. |

- 5.12.88 Drawings submitted to G.M. Mtce (N) New Delhi for approval as the plot of land at Jhilmil was transferred from MTNL to GMM(N) on 3.10.88.
- 14.12.88 Drawings submitted by Sr. Architect II to DDA for approval.
- 9.3.89 Drawings submitted to Addl. Town Planner, MCD for approval as DDA informed that area in question had been transferred to MCD.
- 26.10.89 Scheme forwarded to DUAC for approval.
- 1.11.89 Correspondence between DUAC and Sr. Arch. II regarding
to submission of documents, material etc., submission of
9.10.90 clarifications, information etc.
- 19.10.90 Master plan was considered and the Commission Members asked to modify the approach to quarters.
- 26.10.90 Modified Master Plan considered in the DUAC meeting held on 26.10.90 and approved.

4.3 Regarding commencement of the construction work the Member (Production) stated "We will start construction from next year only". The Ministry in their written note have indicated that the construction of staff quarters will be completed within a period of two years.

Encroachment on land

The audit had brought out that due to the long delay in the construction of staff quarters a part of the land measuring 440 sq. mt. had been under unauthorised occupation of a milk dairy and some nursery owners had constructed their huts thereon. The date of encroachment was not known and it was noticed by the Department only in November, 1986.

5.2 The Committee enquired whether there was any in-built check in the system to periodically inspect the sites to detect encroachment on Government lands and to initiate adequate measures for eviction. In a note, the Department have stated:

"Specific guidelines to periodically inspect sites to detect encroachment and initiate adequate measures for eviction, had not been issued from the Directorate to Heads of Circles. The instructions for fencing of land to avoid encroachment were however issued vide letter No.P6-3355-TPS(BG) dated 15/6.3.78.

However, keeping in view the changed circumstances, comprehensive guidelines have been issued to all Heads of Telecom Circles, Chief Engineers (Civil) etc. regarding proper fencing and periodical inspections of the land vide letter No.460-589-BG dated 10.7.89".

5.3 Clarifying further, Secretary (Telecommunications) stated, during evidence:

"The department did take some precautions. They put up a fence. Of course, this was no insurance against any trespassing or unauthorised occupation. A small portion of the land was occupied by some buffaloes etc., and a small nursery where some pots were kept. Perhaps we can say that the encroachments there are not of such a serious nature that they cannot be evicted today.

The matter was reported to the police. The police had formally confirmed that there was no encroachment. The site was again inspected by the Department people. It was found that encroachment was existing. But the Department are satisfied that if we really go ahead with the construction of quarters, these people are not going to be a major problem. However, the case for removal of unauthorised encroachment has since been taken up with local police authorities." Encroachment has since been removed from this land as per list of unutilised plots furnished by the Department.

Position regarding other lands

6.1 In reply to a question whether there were other similar cases of staff welfare schemes which had not been implemented due to encroachment of land by unauthorised occupants, the Department stated that:

"One more case in Delhi has come to the notice of the Department. In DIZ areas, New Delhi some P&T staff quarters are to be constructed by Central Public Works Department (CPWD). The land is under the control of CPWD as the physical possession of the land has not been given to the Department.

In April, 1989 the S.E. (HQ) I CPWD, New Delhi vide his letter No. 2(20)86-WI(B)/ASW dated 5.4.89 informed that the pockets of land over which P & T quarters are to be constructed are occupied by Jhuggi dwellers. The office of Chief Engineer (NDZ) I, CPWD is pursuing with the police authorities for the removal of the unauthorised encroachment.

This Department is also pursuing CPWD for early removal of Jhuggi dwellers and construction of staff quarters"

6.2 The Committee desired the Ministry to furnish detailed information regarding both utilised and unutilised lands with the Ministry. The Ministry however, could not furnish the details of utilised plots as no records are maintained in the Directorate regarding these plots. A list of the record of unutilised land for staff quarters as furnished by the Ministry in different

states is given vide APPENDIX III. The table below gives an illustrative list of some of the land so acquired for purpose of staff quarters:—

Record of Unutilised Lands for Staff Quarters

Circle Name	Name of Place	Area in Acres	Date of purchase
1	2	3	4
Assam	Hojai	1.43	1956
Assam	Jagiroad	1.25	1963
Assam	Jamunamukh	1.12	1962
Assam	Kampur	0.12	1957
Assam	Lanka	0.12	1961
Assam	Lumding	0.80	1955
Assam	Marigaon	0.61	1965

It is noticed from the above table that there are several pieces of land lying in the districts of Assam that have been acquired more than three decades back without any perspective plan on hand. In several other states the Ministry has indicated that the lands are under various stages of planning though the target dates of completion have been fixed only in some cases.

Provision of Staff Quarters—Objectives

7.1 To a query regarding the total requirement of staff quarters and the present level of achievements, it was stated:—

“Our objective is to reach the satisfaction level of 20% for the staff, but lately there has been some reduction in the demand for quarters because of the Pay Commission's dispensation that the people can get H.R.A. even in their own houses. The present satisfaction level over the whole country is about 8 per cent. In Delhi, at this moment, we have got 2251 staff quarters in all. The staff strength is about 30,000. In Delhi, the satisfaction is less than 8 per cent. This is more or less the all India figures that I have given.”

7.2 During evidence the Committee specifically desired to know the percentage of staff satisfaction achieved in respect of the different categories of employees in Delhi vis-a-vis other areas during the period from 1972 to 1979. No details have been received from the Ministry on this query.

7.3 The Department of Posts and Telecommunications purchased 6.5 acres of land in Jhilmil Colony, Chandara at a cost of Rs. 9.73 lakhs for

construction of staff quarters. The Department took possession of the land in July, 1970. The layout plan was approved by the Department in October, 1972. The Committee are however distressed to find that no serious and systematic efforts were made to monitor and expedite the process of construction. The Ministry of Urban Development revised the plinth area of different types of quarters in August, 1975 necessitating a revision in the approved layout plans. It was only in July, 1977 that the Regional Architect was asked by the Superintending Surveyor of works to revise the layout plans. The Architect prepared the revised layout plans only in May, 1981 and these were approved in June, 1981. However they were rejected in August, 1983 by the Delhi Urban Arts Commission (DUAC) as they were not conceived functionally and aesthetically. The drawings were revised and the master plan approved by the DUAC in October, 1990. The construction of quarters has not yet been started.

8.2 Persuing the material placed before the Committee especially the sequence of events from the acquisition of the plot by the Department in March, 1970 upto the submission of the revised plans for construction of staff quarters to the DUAC in October 1989, the Committee find that for one reason or the other the scheme has been woefully delayed. Neither targets were fixed nor any system of monitoring devised to review the progress of construction work. The time taken at each stage was highly abnormal and could have been avoided, had the Department monitored the progress of the scheme and taken suitable remedial measures. The secretary of the Ministry conceded during evidence that some delay had occurred from the time of acquisition of land. The Committee feel that inspite of the reasons tendered by the Department to the effect that there were other priority works like plans for telephone exchange buildings, apathy, indecisiveness and unplanned approach in the formulation and execution of the scheme on the part of the Department is very evident. The plea advanced by the Department that land was acquired in advance for next 20 years in pursuance of a policy was also not very convincing. The Committee urge the Department to undertake a review of the whole system and ensure that similar type of delays are avoided in future by drawing up a phased programme for construction of staff quarters.

8.3 The Committee further observe that though financial constraints were cited as one of the factors resulting in delay, adequate data or details to justify the same have not been furnished. Judicious financial planning presupposes allocation of available limited resources among competing ends on the basis of assigned priorities. In the context of the above, the Committee note that the financial approval for the construction of quarters had been accorded in 1981 and provisional estimates for Rs. 1,60,24,054 were also sanctioned on 10.6.1982. Keeping the land unutilised for a long period even thereafter lacked justification. The Committee express their unhappiness about the inordinate delay and gross negligence that has taken place.

8.4 Although the scheme has been considerably delayed, the Committee stress that even at this late stage the Department should speed up the progress without further delay and draw up a time bound programme for construction of the staff quarters. They should monitor the progress regularly and follow the schedule scrupulously. It will not only provide much needed additional housing units for the staff in Delhi, but also save on further cost escalation in construction of quarters. The Committee may be informed of the action taken in this regard within a period of six months.

8.5 The Committee feel disturbed that although the land was acquired in 1970, the Department were not even aware till November 1986 that a part of their land had been encroached upon by some unauthorised occupants, even though the Department had spent about Rs. 10,000 in May 1971 to put up the fencing around the plot. This shows a totally casual and unconcerned approach of the Department towards their properties. Another plot of land in the DIZ area, New Delhi, belonging to the P & T Department, where staff quarters are to be constructed, has also been unauthorisedly occupied by some Jhuggi dwellers. Even though the Department have not yet taken the physical possession of the land and it is stated to be under the control of the CPWD, basically the property belongs to the P & T Department who purchased the land to construct staff quarters.

8.6 The Committee are also surprised that until this paragraph had been taken up by the Committee, no guidelines or in-built check had been devised until recently for periodical inspection of the sites acquired by the Department so as to detect encroachments, if any, and initiate proper action for eviction of the encroachers. The earlier instructions, for fencing of the land apparently were not adequate. While the Department plead that they acquire land to plan ahead for the next 15—20 years, there should have been strict guidelines from Directorate to protect the land till it gets used. The Department should make it a point to keep the land purchased under strict vigil and instructions already issued as late as 1989 for periodical inspection should be strictly enforced.

8.7 The Committee note that although the objective of the Department is to achieve a satisfaction level of 20% for providing housing accommodation to the staff, the actual satisfaction on an all India basis is just 8%. In Delhi it is just 7.5%. Incidentally the percentage of satisfaction in respect of general pool accommodation for Central Government employees in Delhi was assessed at 65% as on 1.1.1991.

8.8 The whole sequence of events is indicative of unconscionable delay as is evident from the following:

- (i) Inordinate delay in obtaining the approval of the layout plan which was prepared by the senior architect in October, 1972 and approval by Delhi Telephones in 1981 even though the ban on

construction of quarters imposed by Government of India in August 1973 was lifted in January, 1976.

- (ii) An inexplicable delay of nearly 2 years between the approval of the layout plan by Delhi Telephones Department and submission to DDA for their approval.
- (iii) Failure in furnishing of clarifications sought for by the DUAC in August, 1983 which were to be furnished by April, 1984 resulting in the closure of the case by the DUAC on 28.4.1988.
- (iv) Revised plans were sent to MTNL for approval in August, 1987 and to the DUAC only in October, 1989; finally cleared by them in October, 1990.

The Committee take a serious view of the inept handling and gross negligence on the part of the departmental officials in dealing with this staff welfare scheme which has resulted in delayed construction of staff quarters, avoidable escalation of construction cost and encroachment on acquired land. They are of the firm view that the matter calls for disciplinary action against the officers concerned and desire that a report of the action taken by the Government in this case should be submitted to them within a period of six months.

8.9 The Committee in this connection also called for details of both unutilised and utilised lands with the Ministry. The list of unutilised lands for staff quarter furnished to the Committee gives a very gloomy picture of the entire management of land acquired by the Department for this purpose. In a large number of cases no perspective plan or target dates for utilisation of these lands were available. Lands acquired even more than three decades back are still lying unutilised. There are as many as 155 pieces of land totalling 281.78 acres which are lying unutilised. The Committee need hardly emphasise that the provision of government accommodation to staff is a welfare measure and depriving of these facilities particularly in cities where rents are very high causes great hardship to those who are on the waiting list for government accommodation. The Committee deprecate the laxity and callousness of the Department in utilising the lands acquired long back and desire that the matter be examined in detail and the responsibility fixed. They also recommend that the Department may review forthwith the unutilised lands available with them on all-India basis, assess the demand for the staff quarters and take adequate steps to provide additional housing units to improve the existing low satisfaction level which was stated to be only 8% on all-India basis.

NEW DELHI;
December 9, 1991

Agrahayana 18, 1913 (Saka)

ATAL BIHARI VAJPAYEE,
Chairman,
Public Accounts Committee.

APPENDIX I

Paragraph 42 of the Report of C&AG for the year ended 31 March, 1988, No. 4 of 1989. Union Govt. (Posts & Telecommunications) on Non-materialisation of scheme for construction of staff quarters

The Posts and Telegraphs department purchased 6.5 acres of land in Jhilmil colony, Shahdara at a cost of Rs. 9.73 lakhs for construction of staff quarters in March, 1970. The possession of the land was taken in July, 1970. The department protected the land by providing fencing at cost of Rs. 0.10 lakh in May, 1971, but no watch and ward staff was employed.

Layout plan for construction of quarters was approved in October 1972 but no action to construct quarters was taken till July 1973. Ban on construction of non-functional buildings including staff quarters was imposed in August 1973. The Ministry of Works, Housing and Miscellaneous (now Ministry of Urban Development) revised the plinth area of different types of quarters in August, 1975 necessitating the revision of the layout plans. It was, however, only in July, 1977 that the Regional Architect was asked by the Superintending Surveyor of Works to revise the layout plans. The Architect prepared the revised layout plan only in May, 1981 and these were approved in June, 1981. These drawings were, however, rejected by the Delhi Urban Arts Commission in August, 1983 as they were not conceived functionally and aesthetically. The revised drawings were yet to be submitted (August, 1987).

A part of the land measuring 440 sq. metres is under unauthorised occupation of a milk dairy and some nursery owners who have constructed huts. The date of encroachment is not known, but it was noticed by the department only in November, 1986. The department was taking action to evict the unauthorised occupants in consultation with the civil authorities and action for the construction of boundary wall has been initiated (May, 1988).

Thus, the plans of the department to construct staff quarters initiated in October, 1972 have not yet materialised and as a result the land purchased is lying unutilised and open to encroachments. The delay of over 18 years has not only deprived the employees of residential quarters but will also result in large scale escalation in the cost of construction. Pending construction of quarters staff is being paid House Rent Allowance amounting Rs. 11.76 lakhs per annum from October, 1986 onwards.

Department stated in August, 1987 that the delay was due to ban on

construction on non-functional buildings including staff quarters, successive revision of plinth areas for different types of quarters and inadequate allotment of funds. It further stated that the steps were being taken to ensure that schemes were prepared according to latest scales of plinth area and broad guidelines of Urban Arts Commission.

The reply of the department may be viewed in the following context:

- (i) That the ban on construction on non-functional buildings which was imposed only in August, 1973, was lifted in January, 1976; and
- (ii) the scales of plinth areas were revised once in August, 1975 and again in 1981.

APPENDIX II

**Govt. of India
Ministry of Communications
Department of Telecommunications**

**Sanchar Bhavan
New Delhi-110001.
Dated 10 July, 89.**

No. 460-5/89-BG

To

**All Heads of Telecom circles/
Telecom Projects/Maintenance Region
Chief General Manager Telephone Districts
Madras/Calcutta.
Chief Architect (Telecom)
All Senior Architects (T)
All Chief Engineers (C) Civil, Telecom.**

**Sub: Protection of Departmental land from unauthorised encroachments.
2. Materialisation of housing schemes — Avoidance of undue delay
in planning and preparation of drawings etc.**

Certain instructions were issued vide this office letter No. P-6-33/55-TPS (BG) dated 15/16-3-78 regarding proper fencing of departmental land to protect the same from squatters & trespassers. Now a case has come to the notice of this office wherein the Telecom land was encroached upon by squatters for a sufficiently longtime and the controlling circle came to know of the fact very late. The unauthorised encroachment of Telecom land not only hampers the developmental work, but also leads to avoidable complications in removal of the encroachment.

In the context of increasing menace of encroachment on Government land especially in big cities the following procedure may be followed to protect them from squatters:

- 1. Proper barbed wire fencing raised on brick wall/stone wall of 2 ft. height or simple barbed wire fencing depending upon the soil conditions of the land so that the wire fencing does not get decayed over the years, is provided soon after the acquisition of the land.**

2. Bill boards warning the public against trespass on Departmental land are located at prominent positions of the land.
3. Periodical inspections at least six monthly of the land is carried out by a responsible officer not below the rank of an AE/SDO and a report to the effect is sent to the concerned Head of the circle that the inspected land is free from encroachment and the fencing is intact.
4. As soon as squatting on the land is noticed case is taken up with the local police authorities for the removal of the squatters and the fact is brought to the notice of the Head of the circle.

Further a specific case of non-materialisation of the scheme of staff quarters for over 16 years has come to notice. The delay has resulted not only in escalation of the project cost, but at the same time denying housing facilities to the Telecom employees. Keeping land unutilised for such a long period also caused encroachment on the land.

After acquisition of land, a comprehensive programme of its utilisation is drawn up by the planning circle. These should be clear instructions from the planning circle to the concerned Senior Architect, regarding no. of staff quarters of various types to be constructed, scale of plinth area in each type to be followed etc. in preparation of drawings and suitable priority accorded for preparation of drawing, preliminary estimate.

Further it is observed that approval of drawings by local Municipal bodies takes a long time. The reason being deficiencies in the plans not conforming to bye laws. It is therefore desired that such deficiencies are avoided in the plans submitted to the local bodies after thorough study of local Municipal bye laws and discussions with local bodies.

These instructions may be brought to the notice of all concerned.

Receipt of this letter may please be acknowledged.

Sd./-

(S.N. ROY)

Sr. Deputy Director General (BW)

Copy to:-

DDG(S)/Director (BT)

APPENDIX III

Record of Unutilised Lands for Staff Quarters

Circle Name	Name of Place	Area in Acres	Date of purchase	Reason for not utilising the land so far/or present position of utilising the land
1	2	3	4	5
ANDHRA	BHOGAPURAM	0.38	1983	Planned in 96-97
ANDHRA	CHINAGANTYADA (A)	3.00	1982	Planned in 95-96
ANDHRA	CUDDAPAH	0.17	1983	S. Qrs. Planned in 94-95
ANDHRA	CUDDAPAH	1.90	1986	Bldg. Sanction 94-95
ANDHRA	HYD. GOLCONDA-II	1.03	1971	S. Qrs. Being Planned
ANDHRA	KAMAREDDY	2.20	1986	S. Qrs. Planned 90-91
ANDHRA	KAPILATHIRTHAM (TRP)	2.15	1981	S. Qrs. Planned
ANDHRA	MANTHANI	0.13	1979	Bldg. in 93-94
ANDHRA	MULAGADA	4.80	1983	Planned in 94-95
ANDHRA	PERURU	0.40	N.A.	Planned in 94-95
ANDHRA	RAJAMAHANDRY	6.00	1980	S. Qrs. Planned in 92-93
ANDHRA	SAGAREDDY	2.50	1982	S. Qrs. Planned in 91-92
ANDHRA	SRIKAKULAM	4.62	1982	S. Qrs. Planned in 92-93
ANDHRA	TENALI	3.31	1977	S. Qrs. Planned in 91-92
ASSAM	CHAPARMUKH	0.32	1954	S. Qrs. being Planned
ASSAM	DIBRUGARH	2.24	1958	S. Qrs. being planned
ASSAM	DIPHU	1.91	1958	I-4, II-4, III-6.
ASSAM	GOSSAINGAON	0.09		
ASSAM	HOJAI	1.43	1956	
ASSAM	JAGIROAD	0.25	1962	
ASSAM	JAMUNAMUKH	0.12	1962	
ASSAM	KAMPUR	0.13	1957	
ASSAM	LANKA	0.12	1961	
ASSAM	LUMDING	0.80	1955	
ASSAM	MARIGAON	0.61	1965	
ASSAM	SIBSAGAR	0.00	1987	
ASSAM	SILCHAR	0.00	1988	Land area is 7 k 5 Ch. Got from Postal Dept.
ASSAM	TEZPUR	0.00	1987	Land Area is 4 k 8 L.
CALCUTTA	CHINSURA	7.00	1989	Surveyed site plan U/ prep.
TELEPHONES	DHARAMPURA			
CALCUTTA	UDAYRAJPUR	11.62	1988	P/Drgs U/issue
TELEPHONES	MADHYAMGR			
	CALCUTTA AM			
CALCUTTA	ULTANDANGA (CIT	0.00	1989	P/Drgs U/Prep.
TELEPHONES	LAND)			

1	2	3	4	5
CGMM, NTR, NEW DELHI	JHILMIL COLONY	6.56	1970	Layout Plan has been approved.
GUJARAT	AM-BAPUNAGAR HUDCO	2.77	1986	Plans U/prep.
GUJARAT	AM-NARODA HSG GIDC	1.89	1983	Plans U/prep.
GUJARAT	AM-ODHAV HOUSING GID	0.47	1983	Plans for C/o 12-I & 12-II APPD.
GUJARAT	AM-VATWA HOUSING GIDC	1.08	1983	S/Qrs. being Planned.
GUJARAT	AMRELI	2.48	1988	C/O 34 Qrs. Appd. be awaited
GUJARAT	BARODA-AKOTA	0.51	1988	S/Qrs. Planned.
GUJARAT	CHITRA- BHAVNAGAR	8.03	1980	Case was subjudiced. now cleared.
GUJARAT	DEESA	1.00	1989	Case being taken up
GUJARAT	KALOL	1.30	1989	Case initiated.
HIMACHAL	DHALPUR	1.00	1981	
HIMACHAL	KULU	0.18	1981	Drgs U/Preparation.
HIMACHAL	PARWANOO (SECTION)	0.77	1986	Case under Process
KARNATKA	BELGAUM-ADL. MAX BLDG	1.30	1975	Being taken up
KARNATKA	CHICKMAGALUR	1.00	1986	Being taken up
KARNATKA	KANTHARAJA URS ROAD	0.45	1990	sanctn. issued by CGM on 16.3.90
KARNATKA	MANIPAL	0.85	1985	
KERALA	ALWAYE	2.72	1985	Layout received
KERALA	ANCHALUMOOD	0.99	1988	
KERALA	CANNANORE	0.59	1985	AA & ES issued
KERALA	CHALAKUDY	1.11	1986	
KERALA	CHATHANNOOR (QN)	0.32	1985	
KERALA	PONKUNNAM	0.43	1984	
KERALA	PONKUNNAM	0.49	1987	
KERALA	PONNANI	0.63	1986	
KERALA	POLINCANNU	0.52	1985	
KERALA	CHINGAVANAM	0.43	1987	
KERALA	ENK-THEVERA	0.62	1988	Layout plan approved
KERALA	HARIPAD	0.40	1983	Construction completed
KERALA	KARPETTA	1.58	1988	Arch. Asked for layout plan
KERALA	KASARAGOD	0.50	1985	Bldg. work completed
KERALA	KOTHAMANGALAM	1.48	1985	P/D Appd.
KERALA	KOTTARAKKARA	0.11	1984	AA & Es issued

1	2	3	4	5
KERALA	KTM- THAZHATHANGADI	1.24	1983	
KERALA	KTM- THAZHATHANGADI	0.06	1984	
KERALA	KUNNAMKULAM	0.54	1986	
KERALA	MAHE	0.38	1988	SOA approved
M.P.	INDORE SCH-71	1.70	1985	Not planned due to paucity
MADRAS TELEPHONES	ANNANAGAR	12.50	1971	Project for S/Qrs with D&T
MADRAS TELEPHONES	NEW MANALI TOWN	3.31	N.A.	Land not yet taken over
MADRAS TELEPHONES	STM EBHIND	1.00	1984	Proposal for S/Qrs not finalised
-do-	VC ROAD	1.50	—	S/Qrs being planned
MAHARASHTRA	MAAMANKHA PLOT,	4.68	1988	M/Plan U/preparation by SA.
	AKOLA			
MAHARASHTRA	DAPOLI	0.38	1989	
MAHARASHTRA	ADHULE	1.99	1988	Drgs U/Finalisation
MAHARASHTRA	GANDHINAGAR	0.31	1989	Transfer of land in the name G.O.I.T/UP
MAHARASHTRA	KHED	0.81	1982	C/O S/Qrs. commenced
MAHARASHTRA	KOLHAPUR	2.09	1988	Drgs U/Finalisation
MAHARASHTRA	MANMAD	6.57	1967	Bifurcated land case U/ Corr. with PMG.
MAHARASHTRA	NASIK CIDCO	4.82	1982	Drgs. for C/O Staff Qrs U/Finalisation
MAHARASHTRA	PN-BHAXBURDA	2.06	1981	Plans submitted to local authorities
MAHARASHTRA	PN-LOHOGAON	0.60	1983	
	VIMANNGR			
MAHARASHTRA	SOLAPUR	1.78	1982	Const. U/Progress
MAHARASHTRA	TAPOVAN	2.27	1982	Const. nearing completion.
	AMARAVATI			
KERALA	PALAI	0.99	1988	
KERALA	PATHANAMTHITTA	0.89	1984	
KERALA	PAYANNUR	0.96	1988	
KERALA	PERALA	0.28	1988	
KERALA	ENK-PERUMBVOOR	1.43	1985	
KERALA	QUILON-	0.69	1985	
	KILIKOLLUR			
KERALA	-do- WEST	0.79	1984	
MTNL	BOMBAY	1.66	1987	Architect appointed.
MTNL	MALAD	3.59	1987	
NORTH EAST	BELONGA	0.46	1982	Under Process
NORTH EAST	KAILASHAHAR	0.19	N.A.	Under process
ORISSA	BARIPADA	1.58	1989	L/out Plan U/Prep.
ORISSA	BERHAMPUR	0.47	1976	Plan for S/Qrs. U/Prep.
PUNJAB	CHANDIGARH (SECT-30A)	0.87	1989	Drgs awaited for T-V Qrs.

1	2	3	4	5
PUNJAB	CHANDIGARH (SECT-44A)	1.88	1984	M/Plan for 192 Qrs. awaited
PUNJAB	FAZILKA	0.62	1983	P. Drgs appd. for 30 Qrs.
PUNJAB	HOSHIARPUR	1.35	1983	Master Plan called for
PUNJAB	PATIALA (MODEL TOWN)	1.39	1985	Possession not given by M.C.
PUNJAB	RAJPURA	1.50	1974	S. Qrs Proposed 1989-90 M/Plan awaited
RAJASTHAN	BARMER	0.99	1984	
RAJASTHAN	BHARATPUR	0.95	N.A.	
RAJASTHAN	BIKANER	0.87	1986	Planned in 8th Plan
RAJASTHAN	JP-MALVIYA NAGAR RTTC	9.01	1984	Const. of S/Qrs. taken in hand
RAJASTHAN	KOTA	6.60	1985	Master Plan awaited
RAJASTHAN	SRIGANGANAGAR	1.77		Planned in 8th Plan
RAJASTHAN	SWAIMADHOPUR	2.00	1989	Under construction
RAJASTHAN	UDAIPUR	4.19	1983	Planned in 8th plan
TAMIL NADU	AMBUR-III	1.15	1986	Layout U/process. Bldg. in 91-92
TAMIL NADU	DHARMAPURI-II	3.33	1988	Layout appd. ps. U/ process Bldg. in 91-92
TAMIL NADU	GUDALUR-II	2.00	1983	
TAMIL NADU	GUDIYATHAM-II	2.00	1988	L/out U/ process Bdg. in 91-92
TAMIL NADU	KOVILRATTI-II	2.13	1986	L/out U/process. S.Qrs. in 92-93.
TAMIL NADU	MADURAI VII (SIRUDHUR)	3.97	1986	L/out U/Process. S. Qrs. in 92-93
TAMIL NADU	MAHABALIPURAM-II	0.74	1986	Holiday homes & S.Qrs. proposed bldg. in 92-93
KERALA	QUILON-WEST	0.99	1985	AA/ES issued
-do-	QUILON-	0.56	1985	P.E. under scrutiny
-do-	TIRUMULLAVARAM			
-do-	QUILANDY	0.49	1983	AA/ES issued
-do-	QUILANDY	0.49		
-do-	SIRPTAN BATTERY		1984	
-do-	THIRUVAPA	0.94	1989	
TAMIL NADU	OOTY-II	0.50	1980	No approach road.
TAMIL NADU	POLLAVACHI-III	0.60	1988	Ps Sanct. Bldg. in 91-92
TAMIL NADU	THANJAVUR-III	13.48	1983	L/out U/process Bldg in 92-93
TAMIL NADU	TUTICORIN-II	9.58	1983	M/plan finalised pe. Estimates U/scrutiny
TAMIL NADU	VIRUDHUNAGAR-IV	0.50	1968	L/out U/scrutiny Bldg. in 91-92
U.P.	ALLAHABAD	5.00	1987	Under Planning

1	2	3	4	5
U.P.	DEHRADUN	3.60	1987	Under various stages of Planning
U.P.	FAIZABAD	1.10	1985	Under various stages of Planning
U.P.	HATHRAS	2.71	1987	Under various stages of Planning
U.P.	LUCKNOW (INDRANAGAR)	3.00	1987	Under various stages of Planning
U.P.	LUCKNOW (INDRANAGAR)	1.00	1987	Under various stages of Planning
U.P.	ORAI	0.36	1986	Under various stages of Planning
U.P.	PITHORAGARH	1.24	1985	Under various stages of Planning
U.P.	RISHIKESH	0.98	1987	Under various stages of Planning
U.P.	VS-PAHARIA PH I	2.20	1986	Case referred to C.W.
U.P.	VS-PAHARIA PH II	1.50	1986	
WEST BENGAL	BAGDOGRA	0.30		Land bifurcated planned for S. Qrs.
WEST BENGAL	BANKURA (KENDUADIHI)	2.21	1986	Under planning
WEST BENGAL	DARJEELING	0.45		Under planning
WEST BENGAL	DURGACHAK	1.25	1985	Under planning
WEST BENGAL	GANGTOK (SIKKIM)	0.00		Under planning
WEST BENGAL	JALPAIGURI	0.75		Planned for C/O S.Qrs.
WEST BENGAL	KALIMPONG	0.12		Under planning
WEST BENGAL	KRISHNAGAR	1.98	1989	Planning stage
WEST BENGAL	KURSEONG	0.12		Under planning
WEST BENGAL	MALDA	0.58	1980	Under planning for S. Qrs. & TE.
WEST BENGAL	MIDNAPORE	1.00		Under planning
WEST BENGAL	PORT BLAIR (S. POINT)	1.00		Under planning
WEST BENGAL	PURULIA	2.08	1986	
WEST BENGAL	TUFANGANJ	0.50	1986	Planned for const. of TE & S.Qrs.
WEST BENGAL	ULTADANGA	1.19	1987	

APPENDIX IV

Statement of Observations and Recommendations

Sl. No.	Para No.	Ministry/ Department concerned	Observations/Recommendations
1	2	3	4
1.	8.1	Communi- cations/ (Deptt. of Telecom- munications)	The Department of Posts and Telecommunications purchased 6.5 acres of land in Jhilmil Colony, Shahdara at a cost of Rs. 9.73 lakhs for construction of staff quarters. The Department took possession of the land in July 1970. The layout plan was approved by the Department in October, 1972. The Committee are however distressed to find that no serious and systematic efforts were made to monitor and expedite the process of construction. The Ministry of Urban Development revised the plinth area of different types of quarters in August 1975 necessitating a revision in the approved layout plans. It was only in July 1977 that the Regional Architect was asked by the Superintending Surveyor of works to revise the layout plans. The Architect prepared the revised layout plans only in May 1981 and these were approved in June 1981. However they were rejected in August 1983 by the Delhi Urban Arts Commission (DUAC) as they were not conceived functionally and aesthetically. The drawings were revised and the master plan approved by the DUAC in October 1990. The construction of quarters has not yet been started.
2.	8.2	Communi- cations/ (Deptt. of Telecom- munications)	Perusing the material placed before the Committee especially the sequence of events from the acquisition of the plot by the Department in March 1970 upto the submission of the revised plans for



1

2

3

4

construction of staff quarters to the DUAC in October 1989, the Committee find that for one reason or other the scheme has been woefully delayed. Neither targets were fixed nor any system of monitoring devised to review the progress of construction work. The time taken at each stage was highly abnormal and could have been avoided, had the Department monitored the progress of the scheme and taken suitable remedial measures. The Secretary of the Ministry conceded during evidence that some delay had occurred from the time of acquisition of land. The Committee feel that inspite of the reasons tendered by the Department to the effect that there were other priority works like plans for telephone exchange buildings, apathy, indecisiveness and unplanned approach in the formulation and execution of the scheme on the part of the Department is very evident. The plea advanced by the Department that land was acquired in advance for next 20 years in pursuance of a policy was also not very convincing.

3. 8.3 Communi-
cations/
(Deptt. of
Telecom-
munications)

The Committee urge the Department to undertake a review of the whole system and ensure that similar type of delays are avoided in future by drawing up a phased programme for construction of staff quarters. The Committee further observe that though financial constraints was cited as one of the factors resulting in delay, adequate data or details to justify the same have not been furnished. Judicious financial planning presupposes allocation of available limited resources among competing ends on the basis of assigned priorities. In the context of the above, the Committee note that the financial approval for the construction of quarters had been accorded in 1981 and provisional estimates for Rs. 1,60,24,054 were also sanctioned on 10.6.1982. Keeping the land unutilised for a long period even

1	2	3	4
			thereafter lacked justification. The Committee express their unhappiness about the inordinate delay and gross negligence that has taken place.
4.	8.4	Communi- cations/ Deptt. of Telecom.	Although the scheme has been considerably delayed, the Committee stress that even at this late stage the Department should speed up the progress without further delay and draw up a time bound programme for construction of the staff quarters. They should monitor the progress regularly and follow the schedule scrupulously. It will not only provide much needed additional housing units for the staff in Delhi, but also save on further cost escalation in construction of quarters. The Committee may be informed of the action taken in this regard within a period of six months.
5.	8.5	Communi- cations/ Deptt. of Telecom.	The Committee feel disturbed that although the land was acquired in 1970, the Department were not even aware till November 1986 that a part of their land had been encroached upon by some unauthorised occupants, even though the Department had spent about Rs. 10,000 in May 1971 to put up the fencing around the plot. This shows a totally casual and unconcerned approach of the Department towards their properties. Another plot of land in the DIZ area, New Delhi, belonging to the P&T Department, where staff quarters are to be constructed, has also been unauthorisedly occupied by some Jhuggi dwellers. Even though the Department have not yet taken the physical possession of the land and it is stated to be under the control of the CPWD, basically the property belongs to the P&T Department who purchased the land to construct staff quarters.

1	2	3	4
6.	8.6	Communi- cations/ Deptt. of Telecom.	The Committee are also surprised that until this paragraph had been taken up by the Committee, no guidelines or in-built check had been devised until recently for periodical inspection of the sites acquired by the Department so as to detect encroachments, if any, and initiate proper action for eviction of the encroachers. The earlier instructions, for fencing of the land apparently were not adequate. While the Department plead that they acquire land to plan ahead for the next 15-20 years, there should have been strict guidelines from directorate to protect the land till it gets used. The Department should make it a point to keep the land purchased under strict vigil and instructions already issued as late as 1989 for periodical inspection should be strictly enforced.
7.	8.7	Communi- cations/ Deptt. of Telecom.	The Committee note that although the objective of the Department is to achieve a satisfaction level of 20% for providing housing accommodation to the staff, the actual satisfaction on an all India basis is just 8%. In Delhi it is just 7.5%. Incidentally the percentage of satisfaction in respect of general pool accommodation for Central Government employees in Delhi was assessed at 65% as on 1.1.1991.
8.	8.8	Communica- tions/ Deptt. of Telecom.	The whole sequence of events is indicative of unconscionable delay as is evident from the following: i) Inordinate delay in obtaining the approval of the lay out plan which was prepared by the senior architect in October, 1972 and approval by Delhi Telephones in 1981 even though the ban on construction of quarters imposed by Government of India in August 1973 was lifted in January, 1976. ii) An inexplicable delay of nearly 2 years between the approval of the lay out plan by Delhi Telephones Department

1	2	3	4
			and submission to DDA for their approval. iii) Failure in furnishing of clarifications sought for by the DUAC in August, 1983 which were to be furnished by April 1984 resulting in the closure of the case by the DUAC on 28.4.1988. iv) Revised plans were sent to MTNL for approval in August, 1987 and to the DUAC only in October, 1989; finally cleared by them in October 1990. The Committee take a serious view of the inept handling and gross negligence on the part of the departmental officials in dealing with this staff welfare scheme which has resulted in delayed construction of staff quarters, avoidable escalation of construction cost and encroachment on acquired land. They are of the firm view that the matter calls for disciplinary action against the officers concerned and desire that a report of the action taken by the Government in this case should be submitted to them within a period of six months.
9.	8.9	Communications/ Deptt. of Telecom.	The Committee in this connection also called for details of both unutilised and utilised lands with the Ministry. The list of unutilised lands for staff quarter furnished to the Committee gives a very gloomy picture of the entire management of land acquired by the Department for this purpose. In a large number of cases no perspective plan or target dates for utilisation of these lands were available. Lands acquired even more than three decades back are still lying unutilised. They are as many as 155 pieces of land totalling 281.78 acres which are lying unutilised. The Committee need hardly emphasise that the provision of government accommodation to staff is a welfare measure and depriving of these facilities particularly in cities where rents are very high causes great

1	2	3	4
			hardship to those who are on the waiting list for government accommodation. The Committee deprecate the laxity and callousness of the Department in utilising the lands acquired long back and desire that the matter be examined in detail and the responsibility fixed. They also recommend that the Department may review forthwith the unutilised lands available with them on all-India basis, assess the demand for the staff quarters and take adequate steps to provide additional housing units to improve the existing low satisfaction level which was stated to be only 8% on all India basis.



**LIST OF AUTHORISED AGENTS FOR THE SALE OF LOK SABHA
SECRETARIAT PUBLICATION**

Sl. No.	Name of Agent	Sl. No.	Name of Agent
ANDHRA PRADESH		UTTAR PRADESH	
1.	M/s. Vijay Book Agency, 11-1-477. Mvlargadda, Secunderabad-500 306.	12.	Law Publishers, Sardar Patel Marg, P.B. No. 77, Allahabad, U.P.
BIHAR		WEST BENGAL	
2.	M/s. Crown Book Depot. Uppar Bazar, Ranchi (Bihar).	13.	M/s. Madimala, Buys & Sells, 123, Bow Bazar Street, Calcutta-1.
GUJARAT		DELHI	
3.	The New Order Book Company, Ellis Bridge, Ahmedabad-380 006. (T.No. 79065)	14.	M/s. Jain Book Agency, C-9, Connaught Place, New Delhi, (T.No. 351663 & 350806).
MADHYA PRADESH		15.	M/s. J.M. Jaina & Brothers, P. Box 1020, Mori Gate, Delhi-110006. (T. No. 2915064 & 230936).
4.	Modern Book House, Shiv Vilas Place, Indore City. (T.No. 35289)	16.	M/s. Oxford Book & Stationery Co., Scindia House, Connaught Place, New Delhi-110001. (T.No. 3315308 & 45896).
MAHARASHTRA		17.	M/s. Bookwell, 2/72, Sant Nirankari Colony, Kingsway Camp, Delhi-110 009. (T.No. 7112309).
5.	M/s. Sunderdas Gian Chand, 601, Girgaum Road, Near Princes Street, Bombay-400 002.	18.	M/s. Rajendra Book Agency, IV-DR59, Lajpat Nagar, Old Double Storey, New Delhi-110 024. (T.No. 6412362 & 6412131).
6.	The International Book Service, Deccan Gymkhana, Poona-4.	19.	M/s. Ashok Book Agency, BH-82, Poorvi Shalimar Bagh, Delhi-110 033.
7.	The Current Book House, Maruti Lane, Raghunath Dadaji Street, Bombay-400 001.	20.	M/s. Venus Enterprises, B-2/85, Phase-II, Ashok Vihar, Delhi.
8.	M/s. Usha Book Depot, 'Law Book Seller and Publishers' Agents Govt. Publications, 585, Chira Bazar, Khan House, Bombay-400 002.	21.	M/s. Central News Agency Pvt. Ltd., 23/90, Connaught Circus, New Delhi-110 001. (T. No. 344448, 322705, 344478 & 344508)
9.	M & J Services, Publishers, Rep- resentative Accounts & Law Book Sellers, Mohan Kunj, Ground Floor, 68, Jyotiba Fuele Road Nalgaum, Dadar, Bombay-400 014	22.	M/s. Amrit Book Co., N-21, Connaught Circus, New Delhi.
10.	Subscribers Subscription Service India, 21, Raghunath Dadaji Street, 2nd Floor, Bombay-400 001.	23.	M/s. Books India Corporation Publishers, Importers & Exporters; L-27, Shastri Nagar, Delhi-110 052. (T.No. 269631 & 714465).
TAMIL NADU		24.	M/s. Sangam Book Depot, 4378/4B, Murari Lal Street, Ansari Road, Darya Ganj, New Delhi-110 002.
11.	M/s. M.M. Subscription Agencies, 14th Murali Street, (1st Floor), Mahalingapuram, Nungambakkam, Madras-600 034. (T.No. 476558)		