

CHAPTER I

REPORT

This Report of the Standing Committee on Urban Development (2006-07) deals with the action taken by the Government on the recommendations contained in the Seventeenth Report on "Central Public Works Department" (CPWD) of the Ministry of Urban Development, which was presented to the Lok Sabha on 28th November, 2006.

2. Out of 36 recommendations of the said Report, action taken notes in respect of all the recommendations have been received from the Government, which have been categorized as follows:—

- (i) Recommendations which have been accepted by the Government:

Para Nos. 2.15, 2.33, 2.34, 2.35, 2.37, 2.39, 2.40, 3.16, 3.18, 4.27, 5.7, 5.12, 5.15, 5.18, 5.21 and 5.23

- (ii) Recommendations which the Committee do not desire to pursue in view of Government's replies:

Para Nos. 2.36, 2.38, 3.15, 4.24, 4.25 and 5.10

- (iii) Recommendations in respect of which replies of the Government have not been accepted by the Committee:

Para Nos. 2.10, 2.11, 2.12, 2.13, 2.14, 3.17, 4.20, 4.21, 4.22, 4.23 and 5.9

- (iv) Recommendations in respect of which final replies of the Government are still awaited:

Para Nos. 2.16, 4.26 and 5.5

3. The Committee desire that action taken notes on the recommendations contained in Chapter-I and final action taken notes in respect of the recommendations contained in Chapter-V of the Report may be furnished to the Committee within three months of the presentation of the Report.

4. The Committee will now deal with action taken by the Government on some of their recommendations in the succeeding paragraphs.

A. Lack of proper maintenance of Vasant Vihar Residential Complex by CPWD

Recommendation (Para No. 2.10)

5. In their earlier recommendation, the Committee had noted as under:—

“The Committee note that the CPWD’s Charter clearly demarcates that for both the residential as well as non-residential buildings periodic and day-to-day repair and maintenance works may be undertaken for ensuring habitability and aesthetic of buildings constructed by CPWD. However, in response to their Press Communiques the Committee received several complaints from the users of the residential buildings/accommodations about lack of proper and timely maintenance and repair works by CPWD authorities in various residential areas. The Committee, therefore, felt it expedient to undertake an on-the-spot-study visit to the Vasant Vihar Residential Complex, New Delhi in order to gather first hand information in this matter. Accordingly, the Committee visited the above stated Complex on 21st September, 2005 and physically inspected these quarters and held discussions with the users of these quarters and the Residential Welfare Association (RWA) of the area. The Committee were surprised to find the exposed iron-rods coming out of the roofs of these residential buildings and chunks of cement falling from the roofs and the shabby look of these buildings.”

6. In their Action Reply, the Government have replied as under:—

“Regarding complaints of lack of proper and timely maintenance and repair works by CPWD received by Hon’ble Committee, it is submitted that Day to Day and periodic repair and maintenance works are undertaken by CPWD for ensuring habitability and to maintain and improve the aesthetic of buildings. For this, time frame for attending different type of complaints has been specified:

- (i) Complaints pertaining to electrical discipline, plumbing services and drainage system, is to be attended within 24 hours.
- (ii) Minor complaints relating to the trades of Mason and Carpenter are attended within 48 hours.
- (iii) Complaints requiring replacement of fixtures and fittings, for which exercise is normally done through contracts, are monitored separately through Major Complaint Registers.

Action is periodically taken by consolidating major complaints. Annual Action Plan of maintenance is also prepared in which all such items are included.

The Construction of Vasant Vihar Complex which was inspected by Hon'ble Committee was completed by CPWD between 1986 to 1991. The old structures were giving dilapidated look. The dilapidated look of the houses was due to exposure of reinforcement due to disintegration and falling of plaster due to corrosion of reinforcement because of weathering effect. Action has been taken to rehabilitate these distressed structures in phases as per details given in reply to Para 2.11* below so as to improve the condition of flats in this Complex."

7. The Committee, while expressing their dissatisfaction over the lack of proper and timely maintenance of CPWD residential buildings, had particularly pointed out the extremely shabby upkeep of the Vasat Vihar Housing Complex. Further, they had desired that Government should ensure habitability and aesthetics of the buildings constructed by the CPWD. As per the Action Taken Reply submitted by the Government, the Committee have been given to understand that the Government have specified a time frame for attending to different types of complaints from the users of the residential buildings/accommodations. However, the Committee feel that even though timeframes have been set, there is a general apathy among the CPWD staff towards such timeframes. Thus, in order to improve current scenario, it is of utmost importance that the officers of CPWD belonging to supervisory ranks undertake periodic visits to both residential as well as non-residential Complexes maintained by them to oversee the performance of their staff in attending to the complaints regarding maintenance of these buildings. Besides, they should be in regular touch with the residents to remain aware of their grievances, if any. In so far as, the Vasant Vihar Complex is concerned, the Committee note the phase-wise action currently being taken by the Government to rehabilitate the distressed structures there. At the same time, they are surprised to find that although the complex is just 20 years old, yet it is hardly able to withstand the weathering effect and gives a dilapidated look, which speaks volumes of the quality of materials used for construction. The Committee, however, would like to refrain from commenting further on the matter.

*Placed at para No. 9 of this Report.

B. Repair and Maintenance Works in Vasant Vihar Complex

Recommendation (Para No. 2.11)

8. The Committee had noted as under:

“Regarding the repair works in the Vasant Vihar Complex, the Director General, CPWD has assured during the course of oral evidence before the Committee that all repair works in this complex will be completed in the present financial year *i.e.* 2006-2007. The Committee therefore, strongly recommend that all repair and maintenance works at the Vasant Vihar Residential Complex must be completed by CPWD within this financial year, as assured by them to the Committee. The Committee also recommend that senior CPWD officials must properly coordinate with the concerned RWA so as to ensure appropriate repair and maintenance works in the complex *i.e.* up to the satisfaction of the users of these residential quarters. The Committee also recommend that suitable external finishing or face-lift must be given to these residential buildings which should be of permanent nature. The Committee would like to be apprised about the action taken in the matter within two months of presentation of this Report to the House.”

9. The Government have replied as under:

“As explained in para 2.10 above efforts are being made to improve the condition of flats in Vasant Vihar Complex. For this, the work of repair and rehabilitation and repair of damaged external surface of quarters was taken up in two Phases. Most of (about 90%) rehabilitation work of RCC structures by short-creting has been completed under Phase-I. Part of work under Phase-II only could be completed upto March’07. The remaining works under Phase-II could not be completed by end of March, 2007 due to ground difficulties such as delay in availability of occupied quarters as per the convenience of the occupants and shortage of cement etc. The work is now likely to be completed by September, 2007.

Regarding co-ordination meeting with RWA, Regular monthly meetings are being held between Executive Engineer, AE & JE and the local RWA officer bearers. Efforts are made to attend to the problems/issues pointed out and discussed during the meeting.

Regarding permanent finish of external surface, estimates for the same are being prepared and the work will be taken up during the current financial year 2007-08.”

10. The Committee had recommended a time bound repair and rehabilitation works by the Government in the Vasant Vihar Complex to which assurance was given that all repair works of the Complex would be completed in the Financial Year 2006-2007. While the Committee note the Government's efforts to establish coordination with the Residential Welfare Association of the Complex to invite their suggestions on the repair and maintenance works in this Complex, they are not satisfied with the progress of the time bound repair and rehabilitation works as phase-II of these works has not been completed so far. The reasons tendered by the Government for the non-completion of works under Phase-II viz., delay in availability of occupied quarters as per the convenience of the occupants, shortage of cement, etc., are unconvincing. Besides, the Government does not still seem to be sure of completion of phase-II, in view of their reply, that the work is 'likely' to be completed by September, 2007. Moreover, the estimates for giving a permanent finish to the external surfaces of the quarters are under preparation stage only. Therefore, the Committee cannot but express their utter dismay over the slow pace of work in CPWD and thus, reiterate that a permanent solution to the problems regarding repair and maintenance of the Complex must be worked out and implemented without delay.

C. Encroachment of Shopping Complex and Shortage of Water in Vasant Vihar Area

Recommendation (Para Nos. 2.12, 2.13, 2.14)

11. In para 2.12 of their original Report, the Committee had noted as under:

"The residents of the Vasant Vihar Complex have further brought to the notice of the Committee the following points:-

- (i) Shopping Complex had been built by CPWD in the area. It is dysfunctional but it is occupied by unauthorized persons.
- (ii) There is acute shortage of water supply in the Residential Complex.

As regards encroachment of the Shopping Complex, the Committee recommend that suitable coordinative measures must be taken by the Ministry of Urban Development and CPWD with the Municipal Corporation of Delhi/other Urban Local Bodies (ULBs) so as to remove unauthorized occupation in the said Shopping Complex. The Committee also recommend that appropriate steps must be

taken for allotment of shops and opening-up of proper consumer goods shops in the Shopping Complex for the use of the residents of the Vasant Vihar government residential complex.”

12. In Para 2.13 of the Report, the Committee had further noted as under:-

“Regarding the shortage of water supply in the aforesaid area, the Ministry have stated that since the campus of Vasant Vihar is located at the tail end of the Delhi Jal Board’s (DJB) supply, the availability of water is very less. The Ministry have also stated that the DJB is primarily responsible for ensuring adequate water supply but it has been supplying only 10 to 15% of the total requirement of water of this Complex. In order to deal with the shortage of water supply, CPWD had tried re-boring of old tube wells and increasing the depth of existing tube wells in the area, but all this had improved the yield of water only marginally. In August 2005, CPWD also got new tube wells bored after approval of the Central Ground Water Authority (CGWB) and these tube wells gave the yield of about 2 KL per hour. Two additional tube wells have also been sanctioned by CGWB and financial sanction for the same is being obtained by CPWD. However, the Ministry have informed that as the water table of the area has receded and the yield from existing tube wells has been unviable, this project has been abandoned. They have, finally, stated that at present, about 70 to 80 KL of water supply per day is being pumped into the Sump through tube wells and supplemented by the DJB Water Tankers supply to mitigate the water shortage of the Residential Complex.”

13. In para 2.14 of the Report, the Committee had further noted as follows:-

“While the Committee express their serious concern over the acute shortage of water supply in the Vasant Vihar Residential Complex of CPWD, they are not at all convinced that the availability of water is less because this campus is located at the tail end of the Delhi Jal Board (DJB) supply. The Committee are of the firm view that CPWD and DJB are duty bound to find a permanent solution to the water crisis in the area and provide the much-needed water supply at the Vasant Vihar Residential Complex. The Committee strongly recommend that concerted efforts must be made by the Ministry of Urban Development/CPWD to persuade the DJB to

lay down adequate pipe lines and build water tanks by taking the required financial sanction for the same so as to provide adequate and regular DJB water supply to the aforesaid residential complex. The recent availability of water from Sonia Vihar Water Works should be suitably made use of to augment the water supply to the colony. The Committee may be apprised about the action taken in this regard within two months of presentation of this Report to the House."

14. In their Action Taken Reply to para 2.12 of the original Report, the Government have replied as under:

"At present there is no encroachment in the main shopping complex at the Vasant Vihar.

Regarding shortage of water supply in the area, several communications have been addressed to Delhi Jal Board for getting sufficient quantity of water. The RWAs of the area are also pursuing the matter with DJB. During a meeting held at the residence of Smt. Barkha Singh, Hon'ble MLA of the area, on 17th Oct'06 also which was attended by Delhi Jal Board and CPWD officers, it was requested to them to take necessary action for supply of additional water to the complex in view of additional water being available with DJB from Sarita Vihar treatment plant. Subsequently also matter was taken up with DJB but no additional water has been given to the complex so far.

Regarding allotment of shops and opening of consumer goods stores etc. in Vasant Vihar Shopping Complex, the shops in this complex have been transferred to MCD as per Cabinet decision of Oct'2005 and Gazette notification issued by Land and Development Office. The matter therefore pertains to MCD."

15. In their reply to Para 2.13 of the Report, the Government have replied as under:-

"The Hon'ble Committee have noted the steps taken by CPWD to deal with the shortage of water supplied by Delhi Jal Board in Vasant Vihar area by supplementing the shortage partly through tube wells and balance through water tankers.

CPWD Officers are continuing their efforts to pursue with DJB in getting more water supply. However to augment shortage of water supply CPWD is making efforts by arranging water through tankers

from DJB and from private sources. The water arranged through tankers is added to the water received in the under ground tank through DJB supply line and then it is pumped to overhead tank to be supplied to houses by gravity through existing pipe line system. However there is still overall shortage of water supply even after augmenting supply through tankers."

16. In their Action Taken Reply to para 2.14 of the Report, the Government have replied as under:

"The Committee has expressed serious concern about shortage of water supply and have expressed the view that CPWD and Delhi Jal Board should find a permanent solution to water crisis in the area.

In this regard, several communications have been addressed to Delhi Jal Board for getting sufficient quantity of water. The RWAs of the area are also pursuing the matter with DJB. During a meeting held at the residence of Smt. Barkha Singh Hon'ble MLA of the area on 17th Oct'-06 also which was attended by Delhi Jal Board and CPWD officers, it was requested to them to take necessary action for supply of additional water to the complex in view of additional water being available with DJB from Sarita Vihar treatment plant. Subsequently also matter was taken up with DJB but no additional water has been given to the complex so far.

CPWD Officers are continuing their efforts to pursue with DJB in getting more water supply. However to augment shortage of water supply CPWD is making efforts by arranging water through tankers from DJB and from private sources. The water arranged through tankers is added to the water received in the underground tank through DJB supply line and then it is pumped to overhead tank to be supplied to houses by gravity through existing pipe line system. However there is still overall shortage of water supply even after augmenting supply through tankers."

17. Based on the points brought to the notice of the Committee by the residents of the Vasant Vihar Complex, the Committee had noted two major difficulties faced by them. One was, the unauthorized occupation in their shopping complex and its nonfunctioning, and, second, the acute shortage of water. In their Action Taken Reply, the Government have contended that at present there is no such unauthorized occupation there. However, in view of the complaints of the residents of Vasant Vihar Complex, the Committee desire that CPWD should inspect the complex periodically to ascertain that there is no unauthorized occupation in the shopping complex in future too.

With regard to the non-functioning of the shopping complex, the Committee note that allotment of shops and opening of consumer goods stores, etc. in Vasant Vihar Shopping Complex have been transferred to MCD as per Cabinet decision of October, 2005 and Gazette notification issued by Land and Development Office. However, the Committee desire the CPWD to convey their concern to MCD so that appropriate steps are taken by them for allotment of shops and opening up of proper consumer goods shops in the Shopping Complex.

On the issue of water shortage, the Committee are not convinced with the action taken by the Government so far towards meeting the problem. They are concerned as to why, despite Government's several communications with Delhi Jal Board as well as the residents' efforts to draw attention to the acute water shortage, no additional water is being provided to the Complex. Further, the Committee find from the Government's reply that the Delhi Jal Board has been supplying only 10% to 15% of the total requirement of water of this area, is highly uncalled for. They fail to understand as to why a permanent solution of the problem of acute water shortage could not be worked out even after 20 years of completion of the Complex. Though the Committee are aware of the overall water shortage in the Capital, as such, they understand that water from Sonia Vihar Water Works is available now to meet the problem to some extent. Thus the Committee cannot but reiterate their earlier recommendation that the Government should sincerely try to work out a permanent solution to the acute water crisis in Vasant Vihar Complex.

D. Problems of Maintenance in other CPWD Residential Colonies or GPRAs

Recommendation (Para No. 2.15)

18. The Committee had noted as below:

"The Committee would also like to emphasize that the study about the maintenance activities at the Vasant Vihar Residential Complex in Delhi may be considered as a sample case as similar problems exist in other CPWD residential colonies or GPRAs in the country. The Committee, therefore, strongly recommend that all the shortcomings in the maintenance activities and infrastructure facilities in all the CPWD built/maintained residential colonies in Delhi as well as other cities should be rectified by promptly attending to the problems of the users of these residential units. The Committee may be apprised about the action taken in the matter within two months of submission of this Report."

19. The Government have replied as under:

“To rectify the shortcomings in the maintenance activities and infrastructure facilities in CPWD built/maintained houses, a number of steps were initiated by CPWD in the past which included putting in place a computerized complaint receiving and monitoring system for lodging the complaints through telephone and Internet, preparation of Annual maintenance plans, increased interaction by senior officers with Residents Welfare Associations and general public and outsourcing of maintenance in certain colonies in Delhi on experimental basis.

Further steps have been taken in this regard in the recent past also, which are given as under:

1. The poor skills of workmen deployed by contractors and leakage/seepage problems in Government houses have also been identified as requiring attention. All concerned have been directed to sensitize the field units towards these problems and maintain close supervision for all works carried out by the department and to ensure that quality and end product is of expected standard. The field officers at all levels have been directed to exercise a close watch on quality of works as well as their timely completion.

2. Special drive to stop leakage/seepage in residential colonies was launched and leakage free week was observed from 18th to 24th Feb'07 and instructions have been issued for attending to special points identified during the drive by 15th April' 07. A large number of complaints of leakage/seepage work was attended to during this period. This exercise will be undertaken on regular basis to ensure the reduction of leakage/seepage to be minimum.”

20. The Committee had desired that taking Vasant Vihar Residential Complex as a sample case, the Government should study similar problems of other CPWD residential colonies or GPRAs in the country and rectify the same. The Committee have been informed about the Government's direction to the field officers at all levels to exercise a close watch on quality of works as well as their timely completion and the skills of the workmen deployed by contractors. The Committee also acknowledge Government's efforts towards rectifying the shortcomings in the maintenance activities and infrastructure facilities in CPWD built/maintained houses by initiating a computerized complaint receiving and monitoring system, interacting with RWAs and general public, etc. However, the Committee would like to be apprised of the actual number of

complaints so received and attended to. The Committee would also like to be apprised of the steps taken by CPWD to promptly correct these specific problems in future too. The Committee would also like to know the outcome of the Government's proposal to outsource the maintenance works in certain colonies in Delhi and its further progress.

E. Allocation of funds for maintenance works of Residential units under CPWD

Recommendation (Para No. 2.33)

21. The Committee had noted as below:—

“The Committee note that CPWD have constructed and are maintaining a large number of residential complexes in Delhi and outside Delhi. From the break-up of financial allocations for Delhi and outside Delhi, it is noted that under Minor Head-2216, a budgetary allocation of Rs. 144 crore has been made for 2006-2007 for the maintenance works for 68,483 number of General Pool Residential Accommodations (GPRAs) in Delhi and an amount of Rs. 66.69 crore has been earmarked for similar works for 35,257 number of GPRAs outside Delhi in 2006-2007. While the Committee trust that adequate funds are allocated for the maintenance works for the GPRAs in Delhi as well as outside Delhi, they desire that these funds are used prudently by the executing agencies *i.e.* the CPWD Work charged workers or the contract workers, so as to complete the repair/maintenance jobs in time and in efficient manner. The Committee also insist that the end-use of these funds, allocated for the maintenance works, must be thoroughly verified by senior officials of the Ministry of Urban Development and CPWD so as to obviate any kind of diversion of funds.”

22. The Government have replied as under:

“There has been an increase in the allocation under maintenance heads both under the head 2216 for residential buildings and under the head 2059 for non- residential buildings. Annual Action Plans have been prepared and priorities have been fixed and items finalized based on consultations held with the RWAs and the works are being taken up as per these Annual Action Plans for maintenance. Since the priorities of items of works are being fixed in consultation with RWAs and efforts are being made to award annual contracts, this will ensure that the funds are utilized prudently and maintenance works are completed timely in efficient manner. These works are also being monitored by officers at Senior level also.”

23. Based on the Budgetary allocations for maintenance of residential complexes in and outside Delhi for the year 2006-07, the Committee had noted that the funds were adequate and had recommended a prudent use of these funds as well as a thorough verification of its end use. In the Action Taken Reply of the Government, the Committee have been informed about the efforts of Government to ensure this by preparing Annual Action Plans, consultations with RWAs, prioritization of works etc. The Government have replied that these works are also being monitored by officers at Senior level. While these efforts are in the right direction, still the Committee feel that these are somewhat routine steps and thus, more thrust is required to bring an efficient financial discipline in the system. Therefore, the Committee would like to suggest that the internal audit mechanism of CPWD needs to be activated for verification of end use of these funds, and aberrations, if found, should be dealt with seriously with appropriate penal action against those found guilty. It is noteworthy that CPWD is into the 157th year of its existence. Thus, it is high time the CPWD went through an image makeover and competed with other very professionally handled construction agencies.

F. Appearance of cracks at the Central Institute of Buddhist Studies buildings

Recommendation (Para No. 3.17)

24. The Committee had noted as below:

“Further, the Committee found that superficial cracks had appeared in the structures already completed at the Central Institute of Buddhist Studies, Choglamsar, Leh. The Committee take a serious note of this fact and recommend that proper safeguards and protective measures are taken to remove such cracks on the buildings and make them earthquake resistant, as Leh falls under the high seismic zone. The Committee may be kept informed about the steps taken in this direction.”

25. The Government have replied as under:

“The superficial cracks observed by the Hon’ble Committee in the buildings completed at Central Institute of Buddhist Studies were due to abnormal change in temperature in Leh. During winter the variation in temperature takes place from below 0° C *i.e.* upto -30° C to substantial degree above 0° C *i.e.* upto +25° C. These cracks have since been repaired.”

26. The Committee had recommended that proper safeguard and protective measures should be taken to remove superficial cracks which had appeared in the structures already completed at the Central Institute of Buddhist Studies, Choglamsar, Leh. They have been given to understand that these cracks have since been removed by the CPWD. However, as per the reply of the Government, the cracks had appeared due to cold climate and harsh weather conditions at Leh. In this regard, it is noteworthy that the harsh weather in Leh is a perennial phenomenon which may again cause cracks in the aforesaid structure in future. Repairing these cracks time and again is just a curative measure which may ultimately mar the aesthetics of the exteriors. The Committee feel that the CPWD should have studied these factors before undertaking construction work of the building. Nonetheless, they now desire that a permanent preventive measure should be worked out by the CPWD in curbing the recurrence of cracks.

G. Ban on Recruitments of staff in CPWD

Recommendation (Para No. 4.20, 4.21, 4.22 and 4.23)

27. The Committee had noted as below:

“The Committee note that due to ban in the recruitment of workers since 1985 there has been a continuous decline in the strength of work charged staff of all categories due to retirement etc. in CPWD. To cope up with shortage of staff, the maintenance by available works charged staff, is being supplemented by carrying out work at locations through contracts. Therefore, the CPWD officers have been forced to recruit workers on casual basis after the ban on recruitment in the department.

The Committee express their deep concern over the fact that a complete ban on recruitments had been imposed by Government including the deployment of daily-rated muster roll/hand-receipt workers *w.e.f.* 19.11.1985 in CPWD. Besides this, the Government and the Central Advisory Contract Labour Board further imposed a ban on employment of Contract labourers in respect of 15 categories *w.e.f.* 31.07.2002, which contained the categories of Air Conditioner Mechanic, Air Conditioner Operator, Air Conditioner Khalasi/Helper, Electrician, Wiremen, Khalasi (Electrical), Carpenter, Mason, Fitter, Plumber, Helper/Beldar, Mechanic, Sewer-man, Sweeper and Foreman.

The Committee need hardly emphasize that the aforesaid bans in employing labour force in CPWD including work charged workers and contract labourers has had an adverse impact on the efficiency and working of CPWD. The Committee note that the Employees Union of this Department have approached the courts of law and a number of court cases filed by the grieving employees are still pending before the Courts, thereby, involving the CPWD management in unfruitful works. The Committee are concerned about the damaging effects of these recruitment bans on the efficient functioning of CPWD. The Committee recommend that this matter should be reviewed in-depth in order to restore and maintain the expertise of the CPWD trained personnel in various construction technologies by employing/promoting the original workers of CPWD rather than resorting to the hired or contract workers in various fields. The Committee, therefore, strongly feel that conscious and concerted efforts have to be made by Government to explore the feasibility of employing and recruitment of adequate number of workforce in CPWD in future. Steps in this regard should be taken urgently.

The Committee also note that the Ministry of Finance *vide* its O.M. dated 5th August, 1999 had imposed a ban on filling up of the posts in the Direct Recruitment Quota. Until recently, the screening Committee *vide* its communication dated 22nd February, 2006 had also not given permission to fill up the vacant posts borne on the work-charged establishment of CPWD and it abolished all the 178 vacant posts of work-charged staff of CPWD for the year 2004-2005. The Committee are informed that the work-charged staff of CPWD are regular employees of CPWD in Group 'C' and 'D' and their salaries are charged to the 'Account Head' of maintenance and not the 'Account Head' for salaries of the Government of India. Hence, from the above it may be seen that 178 vacant and regular posts had been abolished in CPWD by Government. The Committee take a serious view of the above facts and stand-by the cause of aspiring candidates for employment in CPWD. The Committee feel that engineering graduates must get an opportunity to serve in CPWD and help in the growth of this organization and recommend that the process of recruitment should be reviewed to filling various vacant posts."

28. The Government have replied as under:

"The Hon'ble Committee has noted the continuous decline in the strength of CPWD work charged staff due to ban on recruitment

of workers since 1985. The Hon'ble Committee has also noted that to cope up with shortage of staff the maintenance works are being supplemented by carrying out through contracts and recruitment of workers through contracts.

The Hon'ble Committee has expressed concern over the ban on recruitments and deployment of daily-rated muster roll/hand-receipt workers *w.e.f.* 19.11.1985 in CPWD, besides ban imposed by contract labour board in respect of 15 categories of contract labourers.

The Hon'ble Committee has noted that the ban in employing labourers in CPWD including work charged workers and contract labourers has had an adverse impact on the efficiency of working of CPWD. The Hon'ble Committee has also noted that the various unions representing the workers have approached the Courts of Law and filed numerous court cases, thus, involving the CPWD management in unfruitful work. The Committee has expressed concern about damaging effect of these bans on the efficient functioning of CPWD. The Committee has recommended that the matter should be reviewed in order to maintain the expertise of the CPWD trained personnel in various construction technologies by employing/promoting the original workers in various fields. The Committee has recommended that the Government should explore the feasibility of employing and recruitment of adequate number of workforce in CPWD in future. In this regard, it may be mentioned that the recruitment, to fill in various vacancies, is carried out as per the guidelines issued by the Government from time to time. The nature of the job, which CPWD carried out, necessitates a correct mix of contract and departmental workers. A balance in this regard has to be maintained. It has been felt that contract workers, who are skilled in more trades than one, can perform some maintenance operations more efficiently and economically. However, in sensitive areas it is necessary to have regular departmental workers. To this extent, the CPWD is utilizing the resources presently available and supplement these through maintenance contracts. The skill sets available with the departmental workers are being upgraded through regular training programmes in collaboration with IGNOU and CIDC.

Recruitment in CPWD to fill the vacant posts through Direct Recruitment is carried out as per existing guidelines issued by the Government of India as applicable from time to time. It has always been the endeavour of the Department to recruit the correct mix

of engineers and other staff against the number of vacancies approved to be filled in by the Government. It is also a fact that the reduction in the overall strength of the department, as per guidelines of the Government, has a direct impact on the functioning of the organisation. We are of the view that functional organisations should be allowed to maintain the desired strength so that they can perform their roles effectively. Recommendations of the Committee to review the process of recruitment for filling in the various vacant posts in CPWD has been noted and the matter will be taken up with the Ministry of Finance and DoPT. In so far as recruitment of Engineering Graduates, it is mentioned they are recruited at the level of AEE through the Combined Engineering Services Examination conducted by UPSC. The minimum qualification for JE, recruited in the CPWD, is a diploma in the concerned branch of engineering. However, many engineering graduates also enter the department as JE."

29. The Committee had conveyed their concern over the ban on recruitments and deployment on daily-rated muster roll/hand receipt workers *w.e.f.* 19.11.1985 in CPWD, besides ban imposed by contract labour board in respect of 15 categories of contract labourers. The Committee had recommended to urgently explore the feasibility of employing and recruitment of adequate number of workforce in CPWD in future. However, as is evident from the reply of the Government, the Ministry have repeatedly taken the stand that the recruitment is done as per the Government of India guidelines. Nothing concrete has so far been done towards recruitment of adequate number of workforce in CPWD. In fact, the Ministry has only assured the Committee that the matter will be taken up with the Ministry of Finance and the DoPT. The Committee take serious note of the fact that ban on recruitment has been in existence for the last 22 years. Two decades ago CPWD might have been overstaffed. But today, the situation has undergone immense change. There have been tremendous changes in construction concepts. Further, there has been a cut-throat competition also from the private players in the field. Therefore, they desire that the Ministry may take up the matter without further delay at appropriate levels after reviewing their staff requirement in light of the changed scenario, more so, since they themselves have admitted that the ban on employing labour force in CPWD including work charged workers and contract labourers has had an adverse impact on the efficiency and working of CPWD. The Committee are also of the view that certain sensitive areas require the deployment of regular departmental workers as carrying out work by the casual contract workers won't

solve the purpose. The Ministry should, therefore, convince the Government for lifting ban on the recruitment of workers. The Committee also note that the All India Employees Union, Lodhi Colony Enquiry Office, New Delhi had contended that the policies of CPWD are against the workers as the strength of Engineers are increasing and those of workers are reducing. The Committee are deeply concerned about such feelings in the workforce. They feel that though professionally qualified personnel are a must in an organization engaged in technical work, yet the execution of these works at ground level is largely done through the workforce and thus they must not remain discontented. Therefore, they reiterate their earlier recommendation that this matter should be reviewed in-depth and the Government should make conscious and concerted efforts to explore the feasibility of employing and recruitment of adequate number of workforce in CPWD in future.

The Committee had recommended to fill up the 178 vacant posts of work-charged staff of CPWD for the year 2004-05 as work-charged staff of CPWD are regular employees of CPWD in Group 'C' and 'D'. In this context, they note the Government's assurance that the matter will be taken up with the Ministry of Finance and DoPT. The Committee again find this reply dissatisfactory and would like to know whether the same has been done and if there has been any concrete result on this front.

The Committee has also recommended that engineering graduates must get an opportunity to serve in the CPWD and help in the growth of this organization and that the process of recruitment should be reviewed so as to fill up various vacant posts. The Government in their reply have taken the stand that Engineering Graduates are recruited at the level of AEE through the Combined Engineering Service Examination conducted by UPSC. The Committee would, however, like to know as to whether the required number of JEs have since been employed in CPWD.

H. Delay in execution of works and costs overrun

Recommendation (Para No. 5.9)

30. The Committee had noted as below:

"The Committee have received a number of complaints about delays in execution of maintenance as well as construction works of CPWD carried out through Contractors. The Ministry have stated that the delays in execution/completion of works/projects are due

to delays in preparation of preliminary estimates and preliminary drawings by CPWD; delay in final approval to preliminary drawings and estimates by client departments; non-release of adequate and timely funds by the client departments; delay in approval of plans by concerned local bodies; shortage or non-availability of critical materials like cement, steel, labour etc.; non-performance or slow performance by executing agency; large scale changes in the original proposal by client department necessitating closure/modification of Contracts; delay in grant of utility connections like water supply, electricity etc. and encroachments of site of work and thus not made available to the client. While the Committee note that certain practical difficulties are faced by CPWD in getting the works through their registered Contractors, they expressed their deep concern over the fact that such delays in execution/completion of projects/works would entail unwanted and avoidable cost over-runs. The Committee, therefore, desire that a high level 'Review Committee' must be constituted by the Government so as to find out the proper via-media to ensure timely and proper execution of works by the Contractors."

31. The Government have replied as under:

"The working of CPWD has been reviewed by a number of committees including independent management experts and a number of recommendations have been made to improve the working of the department. All the experts have noted that there are various reasons due to which projects get delayed resulting in cost overruns. It has also been noted by the experts that most of the reasons for delay are outside the control/purview of CPWD. For such reasons, no action can be taken by the CPWD. In respect of delay in execution of works by contracts, no escalation is paid to them by the CPWD and in fact the contractors are penalized for the delays as per the contract conditions."

32. The Committee had shown deep concern regarding delay in execution of works by CPWD and the consequent cost overruns and had desired that a high level 'Review Committee' must be constituted by the Government so as to find out the proper via-media to ensure timely and proper execution of works by the Contractors. The Government in their reply have stated that it has been noted by a number of Committees including independent management experts that most of the reasons for the delay are outside the control/purview of CPWD and that for such reasons, no action can be taken by the CPWD. Though the Committee do appreciate that certain factors

could be beyond the control/purview of CPWD, yet they are not convinced with the reply of the Government since they feel that many of the reasons for delay in works, cited by the Government, fall within their control/purview. For instance, it is the bounden duty of CPWD to coordinate with client department and pursue them for timely approval of Preliminary Drawings and estimates and for adequate and timely release of funds. CPWD must also coordinate with the concerned local bodies for timely approval of plans and to make available critical materials like cement, steel, etc. Besides, CPWD must strictly supervise and monitor the working of the non-performing and slow-performing executing agencies. Strict action against the agencies for non-performance and slow performance should be taken by blacklisting there. Appropriate target dates need to be fixed and diligently adhered to in the most professional manner. Besides, CPWD, being a Government agency, is also in a better position, as compared to the private agencies, to see that utility connections like water supply, electricity, etc. and the grant of completion certificate by local bodies are not delayed. In the light of the above suggestions, the Committee feel that the Government should refrain from giving stereotyped replies to their recommendations and work towards a sincere solution to avoid delays and cost overruns.

CHAPTER II

RECOMMENDATIONS WHICH HAVE BEEN ACCEPTED BY THE GOVERNMENT

Recommendation (Para No. 2.15)

The Committee would also like to emphasize that the study about the maintenance activities at the Vasant Vihar Residential Complex in Delhi may be considered as a sample case as similar problems exist in other CPWD residential colonies or GPRAs in the country. The Committee, therefore, strongly recommend that all the shortcomings in the maintenance activities and infrastructure facilities in all the CPWD built/maintained residential colonies in Delhi as well as other cities should be rectified by promptly attending to the problems of the users of these residential units. The Committee may be apprised about the action taken in the matter within two months of submission of this Report.

Reply of the Government

To rectify the shortcomings in the maintenance activities and infrastructure facilities in CPWD built/maintained houses, a number of steps were initiated by CPWD in the past which included putting in place a computerized complaint receiving and monitoring system for lodging the complaints through telephone and Internet, preparation of Annual maintenance plans, increased interaction by senior officers with Residents Welfare Associations and general public and outsourcing of maintenance in certain colonies in Delhi on experimental basis.

Further steps have been taken in this regard in the recent past also, which are given as under:

1. The poor skill of workmen deployed by contractors and leakage/seepage problems in Government houses have also been identified as requiring attention. All concerned have been directed to sensitize the field units towards these problems and maintain close supervision for all works carried out by the department and to ensure that quality and end product is of expected standard. The field officers at all levels have been directed to exercise a close watch on quality of works as well as their timely completion.

2. Special drive to stop leakage/seepage in residential colonies was launched and leakage free week was observed from 18th to 24th Feb'07 and instructions have been issued for attending to special points identified during the driven by 15th April'07. A large number of complaints of leakage/seepage work was attended to during this period. This exercise will be undertaken on regular basis to ensure the reduction of leakage/seepage to be minimum.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 20 of Chapter I of the Report)

Recommendation (Para No. 2.33)

The Committee note that CPWD have constructed and are maintaining a large number of residential complexes in Delhi and outside Delhi. From the break-up of financial allocations for Delhi and outside, Delhi, it is noted that under Minor Head-2216, a budgetary allocation of Rs. 144 crore has been made for 2006-2007 for the maintenance works for 68,483 number of General Pool Residential Accommodations (GPRAs) in Delhi and an amount of Rs. 66.69 crore has been earmarked for similar works for 35,257 number of GPRAs outside Delhi in 2006-2007. While the Committee trust that adequate funds are allocated for the maintenance works for the GPRAs in Delhi as well as outside Delhi, they desire that these funds are used prudently by the executing agencies *i.e.* the CPWD Work charged workers or the contract workers, so as to complete the repair/maintenance jobs in time and in efficient manner. The Committee also insist that the end-use of these funds, allocated for the maintenance works, must be thoroughly verified by senior officials of the Ministry of Urban Development and CPWD so as to obviate any kind of diversion of funds.

Reply of the Government

There has been an increase in the allocation under maintenance heads both under the head 2216 for residential buildings and under the head 2059 for non residential buildings. Annual Action Plans have been prepared and priorities have been fixed and items finalized based on consultations held with the RAWs and the works are being taken up as per these Annual Action Plan for maintenance. Since the priorities

of items of works are being fixed in consultation with RWAs and efforts are being made to award annual contracts, this will ensure that the funds are utilized prudently and maintenance works are completed timely in efficient manner. These works are also being monitored by officers at Senior level also.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 23 of Chapter I of the Report)

Handling of general complaints received from users of GPRAs

Recommendation (Para No. 2.34)

The Committee have received a number of complaints from the users of the residential units constructed and maintained by CPWD from various parts of the country as detailed in para 2.19 of the Report ante. It is seen that mostly the complaints deal with the lack of attention towards the complaints of the users by the Service Centres staff, rude behavior of the Service Centre staff, non-maintenance of the Complaint Books, inordinate delays in white-washing the external structures of the residential buildings, leaving of works by contractors in the mid-way and dumping of wastes in the area, usage of sub-standard materials by contractors in sun-shades, seepage on ceilings and walls of the quarters etc. It has been further complained by the users of GPRAs that JEs/AEs are mostly not available at the Service Centres and complaints are not being attended to promptly. There is lack of water supply in certain CPWD Residential Complexes. The flooring of the quarters need proper up gradation, while service lanes/approach roads need maintenance as these are broken at many places. There are inadequate street lights and the progress of works is very slow. The Committee express their serious concern over the aforesaid problems faced by the residents, who are the employees of the Government and have been compelled to face difficulties in day-to-day living in their officially provided accommodation. The Committee desire that CPWD should resolve the problems faced by the occupants of GPRAs in a two-pronged strategic way *i.e.* firstly, the works done through contractors must be completed in time and properly by using good quality building materials etc. and secondly, the CPWD must coordinate with the ULBs and Municipalities of the area concerned for construction of service lines, roads, etc. and provide adequate number of street lights and adequate water supply in and around the residential areas. The Committee also recommend that attendance of the Enquiry Staff of CPWD must be ensured in each locality.

Reply of the Government

The Committee expressed concern regarding certain problems faced by users of Government accommodation like lack of attention to complaints in service centers, rude behaviour of staff, non maintenance of complaint boxes, delay in white washing of external of houses, use of sub standard material, non disposal of malba by contractor, problem of seepage, non availability of JEs/AEs, shortage of water supply and need for upgradation of flooring, repair of roads, lanes and street lights.

Regarding lack of attention to complaints in service center etc., a complaint redressal mechanism is in place as explained in para 2.10 above. Also periodical and regular meetings are held between EEs/AEs with RWAs and the issues/problems discussed are attended to by CPWD staff which also include any case of rude behaviour by staff.

Complaint boxes are available in most of the service centers. Regarding delay in external white washing of residences, this work is done periodically on rotation basis depending upon availability of funds. Since additional funds have been allocated in the current year, maximum number of units will be covered for external painting.

Regarding check on quality of work by contractors, the Senior officers have also been directed to visit service centers and maintenance works on regular basis to check the quality of works and to ensure timely completion of works by contractors and simultaneous removal of malba by contractors on completion.

Regarding problem of seepage, special drive to stop leakage/seepage in residential colonies was launched and leakage free week was observed from 18th to 24th Feb'07 and instructions were issued for attending to special points identified during drive by 15th April'07. A large number of complaints have been attended during this period.

Regarding availability of AEs/JEs in service centers, they are generally available in the service centers in morning hours. However senior officers during their regular inspection also check the availability of AEs/JEs in the service centers.

Regarding need for upgradation of flooring, this work is being under taken on vacation of quarters. Regarding repair of service roads, lanes & street lights the nodal officers of CPWD are taking up these issues with the officers of concerned local bodies as and when required.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Recommendation (Para No. 2.35)

The Committee have been informed by the Ministry of Urban Development that for the year 2006-2007, additional funds have been allocated to CPWD for carrying out the repair and maintenance works. The Ministry has also assured that the works of up-gradation, repair and maintenance of the CPWD quarters will be taken up in a phased manner and will be completed during the current financial year. The Committee, therefore, strongly recommend that effective and timely measures are taken by the CPWD in coordination with the Ministry of Urban Development and other ULBs so to resolve all the difficulties faced by the users of the residential areas under the care of CPWD in coordination with the RWAs of each area.

Reply of the Government

There has been an increase in the allotment of funds in the capital heads. Action Plan was prepared and the works of upgradation, Aesthetic improvement etc. have been taken up during current year.

There has been increase in the allocation under maintenance heads also. Annual Action Plan for maintenance were prepared and priorities were fixed for items finalized based on consultations held with the RWAs and the works have been taken up as per these Annual Action Plans.

With the carrying out works of upgradation, retrofitting and Aesthetic improvement and also additional works of repairs and maintenance the level of satisfaction of occupants of CPWD maintained residential and non residential accommodation will improve.

Regarding co-ordination with local bodies, the local bodies were asked to nominate nodal officers to coordinate with CPWD officers of the concerned geographical area. The local bodies namely MCD, NDMC and Delhi Jal Board have appointed nodal officers. The list of these nodal officers has been circulated to field units of CPWD for closely liaising with them in relation to municipal functions discharge by these local bodies in colonies maintained by CPWD. CPWD has already appointed nodal officers for each colony to interact with RWAs and take up common issues of colonies with concerned local bodies.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Redress of Complaints by CPWD

Recommendation (Para No. 2.37)

The Ministry of Urban Development have informed the Committee that in many of the major day-to-day complaints relating to replacement of broken doors and windows, overhead CI systems, replacement of terrace tanks, replacement of corroded GI pipes and soil pipes, rewiring etc. and other works of repair, rehabilitation and aesthetic improvements, it has not been possible, for long, to attend to them on a regular basis and in a comprehensive manner, because of paucity of funds. However, in this financial year, Government has sanctioned additional funds and these funds are planned to be spent as per an Action Plan through a special repair drive. The Committee, therefore, recommend that concerted efforts should be made by CPWD to complete all repair works and to attend to all the pending complaints in various CPWD Enquiry Offices through this Action Plan to meet the requirements of the users of the GPRA's and office accommodations. The Committee also recommend that concerted efforts should be made by CPWD in coordination with the municipal bodies to provide maintenance works in the areas of residential colonies falling under the municipalities.

Reply of the Government

Major complaints requiring replacement of broken doors and windows, overhead CI systems, replacement of terrace tanks, replacement of corroded GI pipes and soil pipes, rewiring etc. and other works of repair, rehabilitation and aesthetic improvements etc. which are transferred to a register and action on consolidated cases is taken periodically. This is done through an Annual Action Plan of maintenance which is prepared at the beginning of the year. Due to allotment of additional funds in the last financial year (2006-07), efforts were made to carry out large number of pending repair works to meet the requirement of users of GPRA and GPOA.

Regarding co-ordination with local bodies, the local bodies were asked to nominate nodal officers to coordinate with CPWD officers of the concerned geographical area. The local bodies namely MCD, NDMC and Delhi Jal Board have appointed nodal officers. The list of these nodal officers has been circulated to field units of CPWD for closely liaising with them in relation to municipal functions discharge by these local bodies in colonies maintained by CPWD. CPWD has already appointed nodal officers for each colony to interact with RWAs and take up common issues of colonies with concerned local bodies.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Complaints from Members of Parliament

Recommendation (Para No. 2.39)

As regards, the maintenance and up keep of the CPWD Residential Complexes in North Avenue, South Avenue, V.P. House and the Lutyen's Bungalow Zone, the Committee have also received complaints from the users, who are the Hon'ble Members of Parliament. These complaints mostly pertain to poor maintenance of Air Conditions, non-stop digging works in the vicinity of the premises by contractors, dumping of wastes by contractors, poor maintenance of gardens, service lanes, roads etc. and carrying out of the similar nature of jobs by different contractors in different times for reasons best known to the CPWD. The Committee note that at the House Committee's intervention, a separate special budget has been given for this area apart from the total budget. The Committee, therefore, strongly recommend that prompt and effective measures are taken by CPWD to rectify the above stated problems and to restore and maintain the beautiful ambience of the 'Central Vista Area' of Delhi. The Committee may be apprised about the action taken in the matter within two month of presentation of this Report to the House.

Reply of the Government

Regarding maintenance and upkeep of CPWD residential complexes in North Avenue, South Avenue, VP House & Lutyen's Bungalow Zone, the Committee has pointed out regarding poor maintenance of Air Conditioners, non-stop digging works in the vicinity of the premises by contractors, dumping of wastes by contractors, poor maintenance of gardens, service lanes, roads etc.

Regarding poor maintenance of Air Conditioners it is stated that the complaints received in this regards are attended regularly and no complaints are pending of maintenance of Air-conditioners in VVIP bungalows and MPs flats. Regarding non-stop digging in the vicinity of the premises by contractors, dumping of wastes/malba, the service lanes are maintained by NDMC and the malba generated are being disposed off regularly to avoid complaint. There is proper coordination with NDMC. Regarding maintenance of gardens, initiatives have been taken to improve landscaping in North/South Avenue flats and LBZ bungalows.

More attention is being given to improve the horticulture features in the area of VVIP bungalows and MPs flats.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Prompt handling of grievances of the users of CPWD colonies

Recommendation (Para No. 2.40)

As regards, handling of the grievances of the users of the CPWD residential areas the Committee recommend that special workshops should be held by CPWD in order to train its work-force in prompt disposal of maintenance works including civil works and electrical works in all the CPWD colonies.

Reply of the Government

CPWD is imparting training to its workers on various issues including dealing with the allottees. CPWD training institute has initiated regular training programme for work charges staff in co-operation with Construction Industries Development Council and IGNOU and had imparted training to large number of workers in the category of electrician, mason, carpenter & plumbers. During last two financial years *i.e.* 2005-06 and 2006-07 the Workers Training Centres under CPWD Training Institute located at New Delhi, Mumbai, Kolkata & Chennai had trained 1016 and 1638 workers respectively in the last two financial years. This programme will be continued and this will improve the disposal of all type of maintenance works.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Recommendation (Para No. 3.16)

The Committee have noticed that in certain buildings constructed by CPWD, the local architecture, artifacts and design have not been given due consideration by its Architectural and Technology Application & Development Cell. One such example is the Central Institute of Buddhist Studies at Choglamsar at Leh, which had been visited by the Committee during its On-the-Spot Study visit on 30th May, 2006. The Committee found to their dismay that this Central Institute of Buddhist Studies was devoid of any type of Buddhist form of art, design and architecture, which are in fact well-known forms of designs in the area. The building gave a flat look. The Committee strongly feel that the local forms of designs and style must be taken into consideration while drawing blue prints for a building structure in a particular area. The local ethos should be considered giving due regard to the aesthetic, ambience and the tradition including the folk lore. As the Central Institute of Buddhist Studies is yet to be completed, the Committee, recommend that suitable facelift to this institute be given

by usage of Buddhist form of art and design so as to make it look attractive enough for the tourists who are visiting Leh. The Committee also recommend that as Leh region is faced by harsh winter and the much-needed wooden flooring in the residential premises and other office premises should be provided by CPWD, expeditiously.

Reply of the Government

While developing designs in CPWD local architectural style or building materials are taken into consideration. As far as possible, local architecture style are followed and local building materials are used in CPWD design. However, to create a urban experience which reflects modern day context, designers also use modern materials in addition to local materials.

Regarding Central Institute of Buddhist Studies, it is informed that architectural planning was outsourced by CIBS authorities. However, it is submitted that the typical character, a carved decorated lintel piece over windows and other openings has been replicated in concrete, but without element of carving in wood, probably to conserve wood. Typical “Arched doorway” from Ajanta caves has been replicated on sides of buildings in plaster. Possibilities of incorporating more Buddhist/local elements in buildings under construction at Leh is under consideration.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Recommendation (Para No. 3.18)

As regards the question of adherence to the prevailing Municipal laws and building bye-laws of an area, the Committee considers it pertinent to point out that the local Municipal Laws and Building Bye-laws must be followed by CPWD, while constructing a structure/building. The Committee are also of the firm view the factors such as Rainwater Harvesting must be given due attention by the CPWD in its construction works and proper checks should be carried out to oversee that the ‘Contractor’ adheres to the Municipal laws and building laws of a given area. The Committee recommend that necessary instructions should be issued to all concerned in this regard.

Reply of the Government

All building designs developed by CPWD adhere to the prevailing Municipal Law and Building Bye-laws of an area. Rainwater Harvesting

has become mandatory by most of municipal building bye-laws and is being adopted by CPWD. Necessary instructions has also been issued to all ADGs and Chief Engineers to follow Local Municipal Laws and Building Bye-laws, while constructing a Structure/Building and also to give the attention to factors such as Rainwater Harvesting in its construction works and also to carryout proper checks to oversee that the 'contractor' adheres to the Municipal laws and building laws of a given area.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Assigning of Project Managers by CPWD

Recommendation (Para No. 4.27)

The Committee note that there is a proposal in CPWD to designate 'Project Managers' who will be individually responsible for over all delivery of projects to achieve the goals of the organization. CPWD officers of the rank of EE/Superintending Engineers/Chief Engineers would be designated as 'Project Managers' for individual projects with enhanced powers to oversee the execution and completion of projects. The Committee also note that there is also a proposal for CPWD to engage consultants by outsourcing. In this regard, the Committee are of the view that the Ministry of Urban Development and CPWD should devise in institute arrangement for designating the 'Project Managers' and ensure that efficient 'Project Managers' with sound knowledge of latest technologies in construction works are appointed for the purpose. The Committee also desire that from time to time comprehensive and accurate project appraisals are carried out of all the on-going construction projects of CPWD.

Reply of the Government

The Committee has noted that CPWD has initiated a proposal for designated 'Project Managers' who will be individually responsible for overall delivery of the projects to achieve the goals of the organization. The Committee has opined that CPWD should devise an *in-situ* arrangement for designating competent Project Managers and ensure that only officers with sound knowledge and latest knowledge in construction works are appointed for the purpose. The Committee has desired to have time to time to review and appraisal of all on going construction projects in the department.

In this regard it is mentioned that the designation of Project Managers is done on a case to case basis after taking into consideration

all aspects which include the size, sensitivity and complexity of the project and the technical and managerial competence of the officers proposed to be designated as Project Manager.

The views of the Committee have been duly circulated to all ADGs for keeping in view while deciding on designating of officers as Project Managers. All major ongoing projects are being monitored periodically on monthly basis through progress reports by Chief Engineers, ADGs and upto DG level in the Directorate of CPWD. These projects are also reviewed in the review meetings of Senior Officers taken by DG(W).

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Research & Development in CPWD

Recommendation (Para No. 5.7)

The Committee note with satisfaction that CPWD gives the due attention towards the R&D works and have the 'Technology Advance Cell' for the purpose. The Committee desire that these R&D works are carried out and updated from time to time to fall in line with the State-of-art technologies in architecture/construction and quality standards/certifications of the field.

Reply of the Government

CPWD is regularly updating its technology in Architecture/Construction by incorporating new materials & techniques from time to time.

The department is running its own training institute at Ghaziabad & other regional training institutes under the control of Addl. Director General (Training). In order to educate & keep aware of new developments taking place in all fields, the staff is being sent for training to these institutes on rotational basis.

Similarly new products in the field of Engineering are being updated by the office of Chief Engineer (CSQ). Further the materials used in building activities are tested by materials testing labs. Soil testing is also carried out by Geotech lab.

All the Addl. Directors General are having their own independent quality inspection units. Director General's office is also monitoring the quality aspects of all units at its own level through a Quality Control Unit at Nirman Bhawan independently.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Transparency in works including contractual works

Recommendation (Para No. 5.12)

The Committee note that the CPWD Enlistment Rules provides for checking of quality of works done by the contractors and ensure transparency in the procedure of the contractual works carried out by the CPWD. The Committee are informed that a Committee of officers in the Organization keeps a check on the progress of Contractual works from the stage of calling of tenders and it ensures transparency and objectivity. However, the Committee desire that proper regulatory steps should be taken to lay-down clear-cut guidelines to be followed by the registered contractors in order to meet the demands of the users of structures/buildings under CPWD. The Committee also desire that earnest and effective measures must be taken by the department to ensure complete transparency and easy access to information to the users as per the Right to Information Act, 2005. The Committee may be apprised about the steps taken in this direction.

Reply of the Government

In order to meet the changing demands of users, CPWD has already revised the rules for enlistment of contractors. The revised rules called Enlistment Rules 2005, make it mandatory for the contractors to maintain higher financial soundness, better technically qualified manpower and modern tools and machinery. Contracting firms meeting these higher standards will definitely result in better quality & speed of execution of works and hence leading to better user satisfaction.

There is complete transparency for which the Right to Information Act, 2005 is fully implemented and the contractors are making use of this Act whenever they have any problem.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Vigilance of CPWD Officials

Recommendation (Para No. 5.15)

The Committee are informed that a Vigilance Unit exists in CPWD, which is headed by Chief Engineer (Vigilance) and he is assisted by three Superintending Engineers (Vigilance) for investigation of cases and follow-up action. The Committee take a very serious note of the

fact that in spite of an insitue arrangement for vigilance by the Vigilance Unit in the Department, the Central Vigilance Commission (CVC) had to intervene and report a number of cases of corruption by CPWD officials by awarding 'Major Penalties' to five CPWD officials in 2003, while it initiated enquiry proceedings against few other officers of CPWD. The Committee, therefore, recommend that honest and earnest steps must be taken to strengthen the 'Vigilance Unit' of CPWD to ensure complete transparency of works and strict disciplinary action must be taken against the defaulting/corrupt CPWD Officials. The steps taken in this regard may be intimated to the Committee, expeditiously.

Reply of the Government

It is fact that Vigilance Unit, CPWD was headed by Chief Engineer (Vig.) (now designated as CVO, CPWD) and there are three Superintending Engineers for assisting the CVO in his functioning. However the facts regarding intervention of CVC to report the cases to Vigilance Unit, CPWD is not as per the records.

During 2003, 87 Nos. of cases were investigated after receipt of complaints from various sources *viz.* private persons, CBI, CVC, departmental officers, Contractors etc. As a result of these investigations, charge sheet were issued to 116 Nos. of officials. During this year, on account of disciplinary cases initiated in the past, 41 officers were penalized.

In fact, the consultation of CVC for the cases relating to all Group-A officers is mandatory as per the statue and that is why the cases are referred to the Commission and in turn Commission tenders their advice.

In the working of CPWD, corruption can normally be categorized broadly in two stages *viz.* pre-tender stage and post-tender/execution stage of the work. It is being ensured that tender notices get adequate publicity. Tenders notices are being published on the web site. To make the tendering system more transparent, the process of e-tendering and e-payment is on the anvil and will be implemented shortly.

During the course of execution of a work, periodic checks are conducted by CSQ unit to ensure the quality of work. Besides, every Superintending Engineer is assisted by one AE (QC) in order to ensure the quality of work being executed in the Circle. The work manual 2003 of CPWD fixes up responsibilities of various officers of CPWD during execution of the work very categorically, thus, making it very easy to fix the responsibility for any irregularity.

The circulars and guidelines issued by CVC are circulated in the department for strict compliance. By and large these guidelines are being followed religiously. However, after noticing any departure from these guidelines, necessary preventive/punitive measures invariably follow.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

Re-habilitation works for Tsunami affected areas

Recommendation (Para No. 5.18)

The Committee note that CPWD was taken-up building around 6500 permanent houses for the people displaced by Tsunami in the Andaman & Nicobar Islands. Since sizeable time has already lapsed in execution of this project, the Committee expects that proper concerted efforts be made by CPWD to complete this construction project in time and within the estimated Project cost. The Committee may be apprised about the latest position in the matter.

Reply of the Government

CPWD has started the construction of permanent houses for the Tsunami affected people of A&N Islands on the following islands:

- (i) Little Andaman
- (ii) Car Nicobar
- (iii) Katchal
- (iv) Chowra
- (v) Kamorta
- (vi) Terressa
- (vii) Noncowire
- (viii) Great Nicobar
- (ix) Little Nicobar

Out of 9797 houses to be built for the Tsunami affected people in the Islands originally 6500 shelters were allocated to CPWD for construction. Subsequently the number has been increased and now 7966 shelters are being built by CPWD. Foundation work for nearly 6000 units, for which locations have been identified is in progress.

Super structure work for houses has been awarded and fabrication of material is under way. The design of the houses and the specifications being adopted have been evolved by out a consultative process in which all the stakeholders including individual beneficiaries, tribal council members, village captains etc. were evolved. The houses have been designed to be earthquake resistant and eco-friendly materials are being used in construction.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

Timely completion of the Commonwealth Games Village

Recommendation (Para No. 5.21)

The Committee note that the Commonwealth Games 2010 is to be hosted at New Delhi and the construction work of the Commonwealth Games Village at Akshardham in East Delhi by CPWD is yet to commence. The Committee strongly recommend that timely steps should be taken by Government in order to ensure timely completion of the Project with high quality construction within the estimated cost of Rs. 1500 crore. The Committee may be apprised about the progress of the above works within two months of presentation of this Report to the House.

Reply of the Government

It is to inform that para so referred does not pertain to CPWD as the Commonwealth Games Village at Akshardham in East Delhi is in the domain of Delhi Development Authority and does not pertain to CPWD.

The CPWD is being involved only in the upgradation/renovation & new construction of SAI infrastructure's as in (a) Jawaharlal Nehru Stadium, (b) Indira Gandhi Stadium, (c) Karni Singh Shooting Range, (d) Major Dhyan Chand National Stadium, and (e) Dr. Shyama Prasad Mukerjee Stadium (Talkatora). Accordingly the appointment of Consultants has already been done and the submission of drawings for the approval of the Local Bodies would be done on priority.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

Certain important points to be followed by CPWD in carrying out its works

Recommendation (Para No. 5.23)

The Committee note that on the occasion of completion of 150 years of CPWD, Hon'ble President of India mentioned certain important points to be followed by the CPWD in its works which are *inter-alia* mentioned in para 5.22 ante. The Committee are confident that the said points are duly noted by CPWD for follow-up action and they would like to know about the steps taken in this regard.

Reply of the Government

Hon'ble President of India mentioned certain important points to be followed by the CPWD in its works on the occasion of closing ceremony of the 150 years of CPWD held in July 2004 in this regard steps taken by CPWD are given as under:

1. Design of energy efficient building

Buildings being designed by CPWD are provided with features/provision within the constraints of topography/orientation of site/requirements of clients/constraints of funds, to make them energy efficient.

2. Rain water harvesting & water management system

These features are being provided in all new project. Rainwater harvesting has been provided in many existing buildings under various zones.

3. Earthquake resistance building

Structural design of building is being done keeping in view requirement to make the buildings earthquake resistant.

4. Constructed building to be seepage proof

Special care is being taken in workmanship during construction to make the building leakage/water proof.

5. Integrated planning of services such a civil, Elect., water supply, drainage, gas, communication

This mission is being taken up by calling composite tenders keeping in view integrated services requirements.

6. Making building disabled friendly

The provisions for physically challenged persons are being done in new building.

7. Max. use of green building materials

There is no identification for green materials to be used in buildings in India. However in new building depending upon quality & availability of same, CPWD is using energy efficient materials such as fly ash.

8. ISO certification of CPWD & contractors

An exercise is being initiated for getting ISO certification for CPWD.

9. Conducting yearly seminar with partnership of Industry, for efficient interactive

Interaction with builders & other technical institutions is a regular feature. Officials from CPWD are being nominated for various seminars being conducted by the other organizations for exposure in latest technology & up gradation of knowledge and disseminating information to other.

10. Developing a proper e-governance solution for its vast organization

With introduction of PIMS, Web hosting, the CPWD has already entered in the era of e-governance of human resources implementation in CPWD.

Regarding e-governance solution a proposal has been initiated for implementing an ERP solution in the Department.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

CHAPTER III

RECOMMENDATIONS WHICH THE COMMITTEE DO NOT DESIRE TO PURSUE IN VIEW OF GOVERNMENT'S REPLIES

Non-maintenance of complaints Books at Kurnool (AP), GPRA

Recommendation (Para No. 2.36)

The Committee are amazed to find that in the residential quarters at Kurnool in Andhra Pradesh, no Complaint Book was available at the Service Centre earmarked for CPWD. In this regard, the Ministry have stated that CPWD could not pay attention towards maintenance of the Central Excise Quarters at Kurnool, because, there is no regular establishment of CPWD at Kurnool in the vicinity of the area. Also, 'Complaint Book' has now been proposed to be maintained with the Welfare Office/Care-taker of the client department and that too perhaps only at the intervention of the Committee. The Committee take serious note of the lackadaisical manner in which CPWD has reacted towards non-keeping of Complaint Books for registering of complaints by the users of these residential units. The Committee, therefore, recommend that proper Complaint Books must be kept and maintained in all the residential units under the supervision and control of CPWD in the country. The Committee may be apprised about the action taken in this matter. The CPWD should also have a regular establishment at Kurnool to give better, timely and effective service.

Reply of the Government

Central Excise quarters of Kurnool are under the charge of the said department. The maintenance of these quarters has been assigned to CPWD. The complaints which are received are attended to promptly. Appropriate arrangement has been made with the Central Excise Department at Kurnool to receive complaints through complaint register as well as complaint box available with the Welfare officer of the client department. These complaints are taken up and attended to promptly by the CPWD staff.

The complaint registers are also being maintained in all service centers of CPWD and these are being monitored by field officers of CPWD. Instructions have again been issued to field officers to continue

to ensure that complaint registers are maintained in all residential units under control and supervision of CPWD in the country.

Regarding posting of regular establishment at Kurnool, it is stated that there is shortage of JEs in the department. Efforts will be made to get JE posted at Kurnool as and when availability of JEs improves in the department.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

Removal of encroachments in CPWD complexes

Recommendation (Para No. 2.38)

Another major issue which has come to the notice of the Committee is the encroachment by slum dwellers in residential premises of CPWD at Aram Bagh area and encroachments in the R.K. Puram area by the so called 'Sarswati Camp Jhuggies' in Delhi. As regards, the Jhuggies at Aram Bagh, the Committee are informed that CPWD has paid Rs. 13,29,000/- to the Municipal Corporation of Delhi (MCD) for removal of these slums. The Committee strongly recommend that all out and earnest efforts must be made by CPWD to persuade the ULB concerned to remove the encroachments by slum dwellers immediately in the vicinity and inside the residential areas under CPWD. The Committee note that there is acute shortage of water supply in Aram Bagh CPWD area and the booster pumps are not in working order. There have been frequent power failures as there is no dedicated separate electricity supply arrangements for the residential area and the existing arrangements are linked with electricity supply to the commercial areas of adjoining Paharganj area. The Committee would like to know about the outcome of the efforts made by CPWD in the aforesaid cases.

Reply of the Government

Regarding the encroachments in R.K. Puram area of 'Saraswati Camp Jhuggies', the survey of the area has been conducted by L&DO and MCD slum wing for relocation of slums but so far estimate for relocation has not been received from MCD.

Regarding encroachment in Aram Bagh area payment of Rs. 13.29 lacs for removal of Jhuggies has been made to MCD slum wing, however, action for resettlement of Jhuggi dwellers is still awaited from M.C.D. Efforts are being made to persuade MCD in this regard.

Regarding acute shortage of water supply in Aram Bagh, Delhi Jal Board has been approached for increasing the water supply but they have shown inability to do so due to its overall shortage. However individual PVC tanks have been provided in place of brick tanks to avoid leakage and seepage and this has improved the situation to certain extent.

Frequent disruption in power supply in Aram Bagh Colony is due to single 11 KVA feeder feeding the residential colony as well as commercial areas of Paharganj etc. due to which during overloading/breakdown/load shedding in commercial areas, the power supply to the residential area also gets disconnected. BSES Yamuna Pvt. Ltd. have been requested to provide separate 11 KVA feeder for exclusively feeding Aram Bagh Residential Colony to avoid frequent disruption of electric supply.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Calling of tenders for works

Recommendation (Para No. 3.15)

The Committee note that CPWD carries out most of the 'Major Projects' of buildings through calling of 'Tenders' for the construction works. The 'Architectural & Designing' aspect of the buildings are carried out by technically qualified personnel of the CPWD. The Committee also note that the Charter of CPWD specified categorically that the awarding of contract must be in a transparent manner and in the best interest of the Government by ensuring maintenance of all round integrity as well as best possible standards and adequate supervision by the Department. While the Committee are satisfied to learn that well laid out procedures are followed in the calling of tenders and the work rates awarded are based on prevailing market rates of material and labour' they, however, stress that sincere and concerted efforts should be made to review and upgrade the process of calling of tenders from time to time by the CPWD by forming an internal 'Review Committee' in order to keep pace with the changing arts and architectural designs and ensuring transparency at the same time. Since there are other private players in the building industry doing yeoman services to construction industry, the Committee are of the firm view that CPWD also should make proper and timely efforts for standardization of its new buildings with the latest architectural designs in a cost-effective manner. The Committee may be apprised about the steps taken in this direction.

Reply of the Government

The review and upgrading the process of calling tenders is being done from time to time. At present, a committee headed by ADG (Border) is reviewing the different provisions of CPWD Works Manual, which includes the tendering process also. These issues are deliberated regularly in the forums like Senior Officers Conference & Technical Board etc. Based on its long experience in the field of execution of works and the deliberations at various levels in the department as well as the recommendations of various working groups and committees formed by Ministry of UD, Planning Commission etc., the department is constantly reviewing the system of tendering and updating the same.

Further, work on tendering process through internet *i.e.* E-tendering has already been taken up by a Committee headed by DG (W), CPWD.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Abolition of posts in CPWD and Cadre Review for Draftsmen

Recommendation (Para No. 4.24)

The Committee note that the Expenditures Reforms Committee of the Government had examined the working of CPWD and it gave recommendations for rationalization of the working of the department. It recommended abolition of 600 posts out of about 1275 sanctioned posts of 'Draftsmen' in CPWD. In this regard, the Ministry have explained that in view of the changing technologies being used in CPWD in preparation of drawings etc., it was felt that the working of CPWD will not be affected if the number of posts of 'Draftsmen' are reduced. The Committee are, however, not satisfied by the above stated reasoning of the Ministry for reducing the posts of 'Draftsmen'. The Committee are of the firm opinion that the CPWD has well established training institutions and instead of resorting to reduction in posts of 'Draftsmen', it must impart the State-of-the-art/latest technological knowledge and training to these 'Draftsmen', for utilizing their services fruitfully. The Committee are informed that CPWD has requested the Ministry of Urban Development to reconsider the issue and undertake the 'Cadre Review' of Draftsmen in CPWD which is under examination. The Committee, therefore, recommended that the 'Cadre Review' of Draftsmen must be carried out by a high level internal 'Review Committee' so that the judicious claims of the Draftsmen of CPWD are met by the Government in a time-bound manner. The Committee may be apprised about the latest position in the matter.

Reply of the Government

Consequent to the setting up of the 6th Central Pay Commission of the Government, the Ministry of Finance has *vide* its O.M. No. 5/16/2006-E.III. A dated 21.12.2006 directed that all issues relating to Cadre Review etc. must be referred to the Pay Commission. The concerned service association representing the Draftsmen has made a representation to the Pay Commission.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Cadre Review for Engineering Staff

Recommendation (Para No. 4.25)

In respect of the 'Cadre Review' of Junior Engineers (JE)/Assistant Engineers (AEs) and Executive Engineers (EEs), the Committee note that the 'Cadre-Review' proposals for different grades in the department for Group 'A' Officers have been framed and are under consideration of the Ministry of Urban Development. The Committee are amazed to note that almost 47% of the posts of Executive Engineers (EEs) have been lying vacant in CPWD. These vacancies have piled-up mainly due to pending litigations before various courts of law. It has been informed that in July 1999, as per the decision of the Ministry of Urban Development, Department of Personnel and Training (DOPT) and UPSC, the backlog of 550 unfilled vacancies in grade of EE (Civil and Electrical) as per Recruitment Rules, 1954 had been diverted from the Quota of Class-I (Direct Recruit) Assistant Executive Engineers (Civil and Electrical) to quota of Assistant Engineers (Civil and Electrical). Accordingly, based on DPC, only 412 officers had been recommended for promotion in the Civil and electrical sides on 3rd November, 1999. However, the Class-I officers Association challenged this action of the Department before the Central Administrative Tribunal (CAT) and in the High Court of Delhi. Hence, the vacancies in EE (Civil and Electrical) could not be filled up since 1999 due to pendency of litigations. Lately, the High Court of Delhi *vide* its order dated 31.3.2006 has allowed the department to make *ad hoc* appointments in EEs grades against 313 vacancies and 118 vacancies in EE (Civil) and EE (Electrical), respectively, under the Recruitment Rules, 1996. Accordingly, *ad hoc* appointments of 278 Officers in EE (Civil) and 89 Officers in EE (Electrical) have been made in the April-May, 2006 by CPWD.

Reply of the Government

The Hon'ble Committee has noted that the 'Cadre Review' proposals for different grades in the department for Group 'A' officers are under consideration of the Ministry of Urban Development. The Hon'ble Committee has also noted that a large number of post of Executive Engineers had been laying vacant in CPWD due to pending litigations before various courts of law and 550 unfilled vacancies in the grade of EE (Civil & Electrical) had been diverted from the quota of Class-I (Direct recruit) AEE to quota of AE and therefore only 412 officers were recommended for promotions on 3rd Nov.'1999 and this action was challenged by Class-I Association in courts of law and lately the High Court of Delhi allowed *ad hoc* promotion to the posts of EE on 31.3.2006 and adhoc appointments have been made in Apr.-May 2006 by CPWD.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2

Dated: 11th May, 2007]

Delay in Execution of Projects in West Bengal

Recommendation (Para No. 5.10)

The Committee would like to point out that due to inordinate delays in construction of the CPWD Residential Complex at Kolkata, CPWD incurred an avoidable expenditure of Rs. 1.65 crore. Also that the C&AG of India has pointed out slackness in enforcing contractual provisions and completion of works in the Indo-Bangla Border Road in Cooch Behar district of West Bengal. This delay in Indo-Bangla Border Road has resulted in extra expenditure of Rs. 18.45 lakh and loss of Rs. 18.85 lakh towards non-recovery of dues. The Committee express their deep concern on the aforesaid matter and recommend that proper corrective action must be taken by CPWD's Senior Officials on a regular and timely basis so that such avoidable extra expenditure is not incurred in future in CPWD projects. The Committee may be apprised about the action taken in this direction with two months of presentation of this Report to the House.

Reply of the Government

Regarding inordinate delay in construction of the General Pool Residential complex at Iron side road Kolkata, the delays were initially due to delay in receipt of sanction and writ petition filed by one of the agency during pre-qualification and delay in approval of plans by KMC. The unavoidable expenditure pointed out by C&AG included

Rs. 30.20 lacs paid for escalation, Rs. 28.68 lacs paid as revision fee for plans to KMC and Rs. 1.05 crore as loss of license fee and HRA due to delay in completion of works. There has not been any delay on the part of CPWD and the amount as spent for payment of escalation was in terms & condition of the contract, the payment made to KMC was for sanction fee to be paid as per rules & regulations of KMC and there has not been any loss of Rs. 1.06 crore by way of HRA/license fee due to lapses on the part of CPWD which was worked out on hypothetical assumption by the Audit.

Regarding the extra expenditure of Rs. 18.45 lacs and loss of Rs. 18.85 lacs towards non-recovery of dues in the works in the Indo-Bangla Border Road in Cooch Behar district of West Bengal as pointed out by C&AG, the delay in the completion of works was because only part of the site could be handed over initially for construction due to non-payment of land compensation to land losers and hindrance created by residents of the area. Due to this the work had to be executed in parts in available land/area. Due to this the progress of the works was slow and ultimately the work had to be rescinded, which resulted in the extra expenditure. The amount which has become due from the contractor is being recovered through arbitration case which is in progress.

The recommendation of the Hon'ble Committee for taking corrective action in future by Senior Officers to avoid the situation of extra expenditure due to extra delay has been noted for compliance.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

CHAPTER IV

RECOMMENDATIONS IN RESPECT OF WHICH REPLIES OF THE GOVERNMENT HAVE NOT BEEN ACCEPTED BY THE COMMITTEE

Recommendation (Para No. 2.10)

The Committee note that the CPWD's Charter clearly demarcates that for both the residential as well as non-residential buildings periodic and day-to-day repair and maintenance works may be undertaken for ensuring habitability and aesthetic of buildings constructed by CPWD. However, in response to their Press Communiques the Committee received several complaints from the users of the residential buildings/ accommodations about lack of proper and timely maintenance and repair works by CPWD authorities in various residential areas. The Committee, therefore, felt it expedient to undertake an on-the-spot study visit to the Vasant Vihar Residential Complex, New Delhi in order to gather first hand information in this matter. Accordingly, the Committee visited the above stated Complex on 21st September, 2005 and physically inspected these quarters and held discussions with the users of these quarters and the Residential Welfare Association (RWA) of the area. The Committee were surprised to find the exposed iron-rods coming out of the roofs of these residential buildings and hunks of cement falling from the roofs and the shabby look of these buildings.

Reply of the Government

Regarding complaints of lack of proper and timely maintenance and repair works by CPWD received by Hon'ble Committee, it is submitted that Day to Day and periodic repair and maintenance works are undertaken by CPWD for ensuring habitability and to maintain and improve the aesthetic of buildings. For this, time frame for attending different type of complaints has been specified:

- (i) Complaints pertaining to electrical discipline, plumbing services and drainage system, is to be attended within 24 hours.
- (ii) Minor complaints relating to the trades of Mason and Carpenter are attended within 48 hours.
- (iii) Complaints requiring replacement of fixtures and fittings, which exercise is normally done through contracts, are monitored separately through Major Complaint Registers.

Action is periodically taken by consolidating major complaints. Annual Action Plan of maintenance is also prepared in which all such items are included.

The Construction of Vasant Vihar Complex which was inspected by Hon'ble Committee was completed by CPWD between 1986 to 1991. The old structures were giving dilapidated look. The dilapidated look of the houses was due to exposure of reinforcement due to disintegration and falling of plaster due to corrosion of reinforcement because of weathering effect. Action has been taken to rehabilitate these distressed structures in phases as per details given in reply to Para 2.11 below so as to improve the condition of flats in this complex.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 7 of Chapter I of the Report)

Recommendation (Para No. 2.11)

Regarding the repair works in the Vasant Vihar Complex, the Director General, CPWD has assured during the course of oral evidence before the Committee that all repair works in this complex will be completed in the present financial year *i.e.* 2006-2007. The Committee therefore, strongly recommend that all repair and maintenance works at the Vasant Vihar Residential Complex must be completed by CPWD within this financial year, as assured by them to the Committee. The Committee also recommend that senior CPWD officials must properly coordinate with the concerned RWA so as to ensure appropriate repair and maintenance works in the complex *i.e.* up to the satisfaction of the users of these residential quarters. The Committee also recommend that suitable external finishing or face-lift must be given to these residential buildings which should be of permanent nature. The Committee would like to be apprised about the action taken in the matter within two months of presentation of this Report to the House.

Reply of the Government

As explained in para 2.10 above efforts are being made to improve the condition of flats in Vasant Vihar Complex. For this, the work of repair and rehabilitation and repair of damaged external surface of quarters was taken up in two Phases. Most of (about 90%) rehabilitation work of RCC structures by short-creating has been completed under

Phase-I. Part of work under Phase-II only could be completed upto March'07. The remaining works under Phase-II could not be completed by end of March, 2007 due to ground difficulties such as delay in availability of occupied quarters as per the convenience of the occupants and shortage of cement etc. The work is now likely to be completed by September, 2007.

Regarding co-ordination meeting with RWA, Regular monthly meetings are being held between Executive Engineer, AE & JE and the local RWA officer bearers. Efforts are made to attend to the problems/ issues pointed out and discussed during the meeting.

Regarding permanent finish of external surface, estimates for the same are being prepared and the work will be taken up during the current financial year 2007-08.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 10 of Chapter I of the Report)

Recommendation (Para No. 2.12)

The residents of the Vasant Vihar Complex have further brought to the notice of the Committee the following points:—

- (i) A Shopping Complex had been built by CPWD in the area. It is dysfunctional but it is occupied by unauthorized persons.
- (ii) There is acute shortage of water supply in the Residential Complex.

As regards encroachment of the Shopping Complex, the Committee recommend that suitable coordinative measures must be taken by the Ministry of Urban Development and CPWD with the Municipal Corporation of Delhi/other Urban Local Bodies (ULBs) so as to remove unauthorized occupation in the said Shopping Complex. The Committee also recommend that appropriate steps must be taken for allotment of shops and opening-up of proper consumer goods shops in the Shopping Complex for the use of the residents of the Vasant Vihar government residential complex.

Reply of the Government

At present there is no encroachment in the main shopping complex at the Vasant Vihar.

Regarding shortage of water supply in the area, several communications have been addressed to Delhi Jal Board for getting sufficient quantity of water. The RWAs of the area are also pursuing the matter with DJB. During a meeting held at the residence of Smt. Barkha Singh, Hon'ble MLA of the area, on 17th Oct'06 also which was attended by Delhi Jal Board and CPWD officers, it was requested to them to take necessary action for supply of additional water to the complex in view of additional water being available with DJB from Sarita Vihar treatment plant. Subsequently also matter was taken up with DJB but no additional water has been given to the complex so far.

Regarding allotment of shops and opening of consumer goods stores etc. in Vasant Vihar Shopping Complex, the shops in this complex have been transferred to MCD as per Cabinet decision of Oct'2005 and Gazette notification issued by Land and Development Office. The matter therefore pertains to MCD.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 17 of Chapter I of the Report)

Recommendation (Para No. 2.13)

Regarding the shortage of water supply in the aforesaid area, the Ministry have stated that since the campus of Vasant Vihar is located at the tail end of the Delhi Jal Board's (DJB) supply, the availability of water is very less. The Ministry have also stated that the DJB is primarily responsible for ensuring is very less. The Ministry have also stated that the DJB is primarily responsible for ensuring adequate water supply but it has been supplying only 10 to 15% of the total requirement of water of this Complex. In order to deal with the shortage of water supply, CPWD had tried re-boring of old tube wells and increasing the depth of existing tube wells in the area, but all this had improved the yield of water only marginally. In August 2005, CPWD also got new tube wells bored after approval of the Central Ground Water Authority (CGWB) and these tube wells gave the yield of about 2 KL per hour. Two additional tube wells have also been sanctioned by CGWB and financial sanction for the same is being obtained by CPWD. However, the Ministry have informed that as the water table of the area has receded and the yield from existing tube wells has been unviable, this project has been abandoned. They have,

finally, stated that at present, about 70 to 80 KL of water supply per day is being pumped into the Sump through tube wells and supplemented by the DJB Water Tankers supply to mitigate the water shortage of the Residential Complex.

Reply of the Government

The Hon'ble Committee have noted the steps taken by CPWD to deal with the shortage of water supplied by Delhi Jal Board in Vasant Vihar area by supplementing the shortage partly through tube wells and balance through water tankers.

CPWD Officers are continuing their efforts to pursue with DJB in getting more water supply. However to augment shortage of water supply CPWD is making efforts by arranging water through tankers from DJB and from private sources. The water arranged through tankers is added to the water received in the under ground tank through DJB supply line and then it is pumped to overhead tank to be supplied to houses by gravity through existing pipe line system. However there is still over all shortage of water supply even after augmenting supply through tankers.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 17 of Chapter I of the Report)

Recommendation (Para No. 2.14)

While the Committee express their serious concern over the acute shortage of water supply in the Vasant Vihar Residential Complex of CPWD, they are not at all convinced that the availability of water is less because this campus is located at the tail end of the Delhi Jal Board (DJB) supply. The Committee are of the firm view that CPWD and DJB are duty bound to find a permanent solution to the water crisis in the area and provide the much-needed water supply at the Vasant Vihar Residential Complex. The Committee strongly recommend that concerted efforts must be made by the Ministry of Urban Development/CPWD to persuade the DJB to lay down adequate pipe lines and build water tanks by taking the required financial sanction for the same so as to provide adequate and regular DJB water supply to the aforesaid residential complex. The recent availability of water from Sonia Vihar Water Works should be suitably made use of to

augment the water supply to the colony. The Committee may be apprised about the action taken in this regard within two months of presentation of this Report to the House.

Reply of the Government

The Committee has expressed serious concern about shortage of water supply and have expressed the view that CPWD and Delhi Jal Board should find a permanent solution to water crisis in the area.

In this regard, several communications have been addressed to Delhi Jal Board for getting sufficient quantity of water. The RWAs of the area are also pursuing the matter with DJB. During a meeting held at the residence of Smt. Barkha Singh, Hon'ble MLA of the area on 17th Oct'-06 also which was attended by Delhi Jal Board and CPWD officers, it was requested to them to take necessary action for supply of additional water to the complex in view of additional water being available with DJB from Sarita Vihar treatment plant. Subsequently also matter was taken up with DJB but no additional water has been given to the complex so far.

CPWD Officers are continuing their efforts to pursue with DJB in getting more water supply. However to augment shortage of water supply CPWD is making efforts by arranging water through tankers from DJB and from private sources. The arranged through tankers is added to the water received in the under ground tank through DJB supply line and then it is pumped to overhead tank to be supplied to houses by gravity through existing pipe line system. However there is still overall shortage of water supply even after augmenting supply through tankers.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 17 of Chapter I of the Report)

Appearance of cracks at the Central Institute of Buddhist Studies buildings

Recommendation (Para No. 3.17)

Further, the Committee found that superficial cracks had appeared in the structures already completed at the Central Institute of Buddhist Studies, Choglamsar, Leh. The Committee take a serious note of this fact and recommend that proper safeguards and protective measures

are taken to remove such cracks on the buildings and make them earthquake resistant, as Leh falls under the high seismic zone. The Committee may be kept informed about the steps taken in this direction.

Reply of the Government

The superficial cracks observed by the Hon'ble Committee in the buildings completed at Central Institute of Buddhist Studies were due to abnormal change in temperature in Leh. During winter the variation in temperature takes place from below 0° C *i.e.* upto -30° C to substantial degree above 0° C *i.e.* upto +25° C. These cracks have since been repaired.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please *see* Paragraph No. 26 of Chapter I of the Report)

Ban on recruitment in CPWD

Recommendation (Para No. 4.20)

The Committee note that due to ban in the recruitment of workers since 1985 there has been a continuous decline in the strength of work charged staff of all categories due to retirement etc. in CPWD. To cope up with shortage of staff, the maintenance of available works charged staff, is being supplemented by carrying out work at locations through contracts. Therefore, the CPWD officers have been forced to recruit workers on casual basis after the ban on recruitment in the department.

Reply of the Government

The Hon'ble Committee has noted the continuous decline in the strength of CPWD work charged staff due to ban on recruitment of workers since 1985. The Hon'ble Committee has also noted that to cope up with shortage of staff the maintenance works are being supplemented by carrying out through contracts and recruitment of workers through contracts.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please *see* Paragraph No. 29 of Chapter I of the Report)

Recommendation (Para No. 4.21)

The Committee express their deep concern over the fact that a complete ban on recruitments had been imposed by Government including the deployment of daily-rated muster roll/hand-receipt workers *w.e.f.* 19.11.1985 in CPWD. Besides this, the Government and the Central Advisory Contract Labour Board further imposed a ban on employment of Contract labourers in respect of 15 categories *w.e.f.* 31.07.2002, which contained the categories of Air Conditioner Mechanic, Air Conditioner Operators, Air Conditioner Khalasi/Helper, Electrician, Wiremen, Khalasi (Electrical), Carpenter, Mason, Fitter, Plumber, Helper/Beldar, Mechanic, Sewer-man, Sweeper and Foreman.

Reply of the Government

The Hon'ble Committee has expressed concern over the ban on recruitments and deployment of daily-rated muster roll/hand-receipt workers *w.e.f.* 19.11.1985 in CPWD, besides ban imposed by contract labour board in respect of 15 categories of contract labourers.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 29 of Chapter I of the Report)

Recommendation (Para No. 4.22)

The Committee need hardly emphasize that the aforesaid bans in employing labour force in CPWD including work charged workers and contract labourers has had an adverse impact on the efficiency and working of CPWD. The Committee note that the Employees Union of this Department have approached the courts of law and a number of court cases filed by the grieving employees are still pending before the Courts, thereby, involving the CPWD management in unfruitful works. The Committee are concerned about the damaging effects of these recruitment bans on the efficient functioning of CPWD. The Committee recommend that this matter should be reviewed in-depth in order to restore and maintain the expertise of the CPWD trained personnel in various construction technologies by employing/promoting the original workers of CPWD rather than resorting to the hired or contract workers in various fields. The Committee, therefore, strongly feel that conscious and concerted efforts have to be made by Government to explore the feasibility of employing and recruitment of

adequate number of workforce in CPWD in future. Steps in this regard should be taken urgently.

Reply of the Government

The Hon'ble Committee has noted that the ban in employing labourers in CPWD including work charged workers and contract labourers has had an adverse impact on the efficiency of working of CPWD. The Hon'ble Committee has also noted that the various unions representing the workers have approached the Courts of Law and filed numerous court cases, thus, involving the CPWD management in unfruitful work. The Committee has expressed concern about damaging effect of these bans on the efficient functioning of CPWD. The Committee has recommended that the matter should be reviewed in order to maintain the expertise of the CPWD trained personnel in various construction technologies by employing/promoting the original workers in various fields. The Committee has recommended that the Government should explore the feasibility of employing and recruitment of adequate number of workforce in CPWD in future. In this regard, it may be mentioned that the recruitment, to fill in various vacancies, is carried out as per the guidelines issued by the Government from time to time. The nature of the job, which CPWD carries out, necessitates a correct mix of contract of departmental workers. A balance in this regard has to be maintained. It has been felt that contract workers, who are skilled in more trades than one, can perform some maintenance operations more efficiently and economically. However, in sensitive areas it is necessary to have regular departmental workers. To this extent, the CPWD is utilizing the resources presently available and supplement these through maintenance contracts. The skill sets available with the departmental workers are being upgraded through regular training programmes in collaboration with IGNOU and CIDC.

[Ministry of Urban Development O.M. No. 19011/02/2003/W2
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 29 of Chapter I of the Report)

Ban on Direct Recruitment

Recommendation (Para No. 4.23)

The Committee also note that the Ministry of Finance *vide* its O.M. dated 5th August, 1999 had imposed a ban on filling up of the posts in the Direct Recruitment Quota. Until recently, the screening Committee *vide* its communication dated 22nd February, 2006 had also not given

permission to fill-up the vacant posts borne on the work-charged establishment of CPWD and it abolished all the 178 vacant posts of work-charged staff of CPWD for the year 2004-2005. The Committee are informed that the work-charged staff of CPWD are regular employees of CPWD in Group 'C' and 'D' and their salaries are charged to the 'Account Head' of maintenance and not the 'Account Head' for salaries of the Government of India. Hence, from the above it may be seen that 178 vacant and regular posts had been abolished in CPWD by Government. The Committee take a serious view of the above facts and stand-by the cause of the aspiring candidates for employment in CPWD. The Committee feel that engineering graduates must get an opportunity to serve in CPWD and help in the growth of this organization and recommend that the process of recruitment should be reviewed to filling various vacant posts.

Reply of the Government

Recruitment in CPWD to fill the vacant post through Direct Recruitment is carried out as per existing guidelines issued by the Government of India as applicable from time-to-time. It has always been the endeavour of the Department to recruit the correct mix of engineers and other staff against the number of vacancies approved to be filled in by the Government. It is also a fact that the reduction in the overall strength of the department, as per guidelines of the Government, has a direct impact on the functioning of the organisation. We are of the view that functional organisations should be allowed to maintain the desired strength so that they can perform their roles effectively. Recommendations of the Committee to review the process of recruitment for filling in the various vacant posts in CPWD has been noted and the matter will be taken up with the Ministry of Finance and DoPT. In so far as recruitment of Engineering Graduates, it is mentioned they are recruited at the level of AEE through the Combined Engineering Services Examination conducted by UPSC. The minimum qualification for JE, recruited in the CPWD, is a diploma in the concerned branch of engineering. However, many engineering graduates also enter the department as JE.

[Ministry of Urban Development, O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 29 of Chapter-I of the Report)

Delay in execution of works and costs overrun

Recommendation (Para No. 5.9)

The Committee have received a number of complaints about delays in execution of maintenance as well as construction works of CPWD carried out through Contractors. The Ministry have stated that the delays in execution/completion of works/projects are due to delays in preparation of preliminary estimates and preliminary drawings by CPWD; delay in final approval to preliminary drawings and estimates by client departments; non-release of adequate and timely funds by the client departments; delay in approval of plans by concerned local bodies; shortage or non-availability of critical materials like cement, steel, labour etc.; non-performance or slow performance by executing agency; large scale changes in the original proposal by client department necessitating closure/modification of Contracts; delay in grant of utility connections like water supply electricity etc. and encroachments of site of work and thus not made available to the client. While the Committee note that certain practical difficulties are faced by CPWD in getting the works through their registered Contractors, they expressed their deep concern over the fact that such delays in execution/completion of projects/works would entail unwanted and avoidable cost over-runs. The Committee, therefore, desire that a high level 'Review Committee' must be constituted by the Government so as to find out the proper via-media to ensure timely and proper execution of workers by the Contractors.

Reply of the Government

The working of CPWD has been reviewed by a number of committees including independent management experts and a number of recommendations have been made to improve the working of the department. All the experts have noted that there are various reasons due to which projects get delayed resulting in cost overruns. It has also been noted by the experts that most of the reasons for delay are outside the control/purview of CPWD. For such reasons, no action can be taken by the CPWD. In respect of delay in execution of works by contracts, no escalation is paid to them by the CPWD and in fact the contractors are penalized for the delays as per the contract conditions.

[Ministry of Urban Development, O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 32 of Chapter-I of the Report)

CHAPTER V

RECOMMENDATIONS IN RESPECT OF WHICH FINAL REPLIES OF THE GOVERNMENT ARE STILL AWAITED

Posting of full time JE (Electrical) at the Enquiry Office

Recommendation (Para No. 2.16)

It has been brought to the notice of the Committee by the residents of the Vasant Vihar Complex that no full time JE (Electrical) has been posted at the CPWD Enquiry Office in their complex and mostly the CPWD officials are not present to attend to the daily complaints of the residents. The Committee, therefore, recommend that suitable disciplinary action must be taken against the officials absenting themselves from the Enquiry Office of the Complex and ensure prompt handling of the complaints of the residents. The Committee also desire that a suitable full time JE (Electrical) may be posted at the said CPWD Enquiry Office for handling complaints.

Reply of the Government

Regarding posting of full time JE (Elect.) in the Vasant Vihar complex, it is stated that there shortage of JEs in the department. Efforts will be made to get JE (E) posted at the complex as and when availability of JEs improves in the department.

For attending to daily complaints of the residents, JE (E) and AE (E) have been asked to be available in the complex in the morning hours.

[Ministry of Urban Development, O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 3 of Chapter-I of the Report)

Recommendation (Para No. 4.26)

While the Committee are happy to note that with the intervention of the High Court of Delhi 278 EE (Civil) and 89 EE (Electrical) have been given *ad hoc* promotion, the Committee feel that this step may

resolve only a pint of the ocean of problems being faced by the well-qualified engineers in their career progression in the services of CPWD. The Committee recommend that a comprehensive 'Cadre Review' must be carried out by the Ministry of Urban Development so as to give assured career progression to the Technically qualified and experienced personnel of CPWD.

Reply of the Government

Consequent to the setting up of the 6th Central Pay Commission of the Government, the proposal for Cadre Review of the Group 'A' Services in CPWD has been forwarded to the Pay Commission for its consideration.

[Ministry of Urban Development, O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 3 of Chapter-I of the Report)

Out-Sourcing of works and Pilot Project in Delhi

Recommendation (Para No. 5.5)

The Committee note that a 'Review Committee' headed by Shri Nitin Gadkari and a private consultant namely M/s ICRA consultants appointed to study the working of CPWD, have recommended outsourcing of maintenance operations of CPWD by inviting private players in such works. The Committee are also informed that maintenance activities have been outsourced by CPWD itself, in various other stations of the country, except, Delhi. For outsourcing of maintenance works in residential colonies on 'Pilot' basis, seven colonies have been presently selected by CPWD. The Ministry have assured the Committee in this regard that in this new system of outsourcing, the entire responsibility will continue to rest with CPWD but the actual works including receiving, distribution and attending to complaints will be done by the selected private agency. During the course of oral evidence, Secretary, Ministry of Urban Development has stated before the Committee that if it (*i.e.* maintenance outsourcing works) improves the quality of maintenance of CPWD then it is worth trying. The Committee, however, strongly feel that outsourcing of maintenance activities by CPWD would not perhaps bring any sea change in the quality of performance in maintenance of the CPWD residential complexes unless and until the CPWD officials are involved at the

ground level of these activities to properly supervise the maintenance works. The Committee desire that a close watch must be kept by senior CPWD Engineers upon the aforesaid 'Pilot Project' of outsourced maintenance in seven complexes in Delhi. The Committee would like to be apprised about the outcome of the 'Pilot Project' and the latest developments in this matter within two months of submission of the Report.

The Committee also desire that a comprehensive review or evaluation must be carried out on the effectiveness of the aforesaid 'Pilot Project' with active involvement of the residents and the Residential Welfare Association (RWAs) of these seven CPWD colonies. The Evaluation Report of the 'Pilot Project' must be submitted to the Committee in a specific time-frame.

Reply of the Government

The performance of the Service Centres, which are being outsourced for maintenance activity is being regularly reviewed by senior officers of the CPWD. So far review indicates that the performance is quite satisfactory. A comprehensive review is being carried out and a detailed report will be sent for consideration of the Committee.

[Ministry of Urban Development, O.M. No. 19011/02/2003/W2,
Dated: 11th May, 2007]

Comments of the Committee

(Please see Paragraph No. 3 of Chapter-I of the Report)

NEW DELHI;
6 September, 2007
15 Bhadrapada, 1929 (Saka)

MOHD. SALIM,
Chairman,
Standing Committee on Urban
Development.

APPENDIX I

STANDING COMMITTEE ON URBAN DEVELOPMENT (2007-2008)

MINUTES OF THE SECOND SITTING OF THE COMMITTEE HELD ON THURSDAY, THE 30TH AUGUST, 2007

The Committee sat from 1600 hrs. to 1700 hrs. in the Chairman's Chamber Room No. 119, Parliament House Annexe, New Delhi.

PRESENT

Mohd. Salim—*Chairman*

MEMBERS

Lok Sabha

2. Smt. Botcha Jhansi Lakshmi
3. Shri Kailash Joshi
4. Shri Shripad Yesso Naik
5. Shri Suresh Ganpatrao Wagmare

Rajya Sabha

6. Shri B.K. Hariprasad
7. Shri Surendra Moti Lal Patel
8. Shri Krishan Lal Balmiki
9. Shri Brij Bhushan Tiwari
10. Shri Manohar Joshi

SECRETARIAT

- | | | |
|------------------------|---|-------------------------|
| 1. Shri R.K. Saxena | — | <i>Director</i> |
| 2. Smt. Anita B. Panda | — | <i>Deputy Secretary</i> |
| 3. Shri Harchain | — | <i>Under Secretary</i> |

2. At the outset, the Hon'ble Chairman welcomed the members to the sitting of the Committee. The Committee first took up for consideration the draft report on Action Taken by the Government on the recommendations contained in the Seventeenth Report of the

Committee on the subject Central Public Works Department (CPWD). After some deliberation, the Committee adopted the draft report without any modification.

3. Thereafter, the Committee took up for consideration the draft report on the subject “Directorate of Estates”. Members suggested certain minor changes/modifications to the draft report. The Committee then adopted the draft report with those modifications.

4. The Committee then authorized the Chairman to finalise both the Reports on the basis of factual verification from the concerned Ministries and present the same to the Parliament.

The Committee then adjourned.

APPENDIX II

[vide para 4 of the Introduction]

ANALYSIS OF THE ACTION TAKEN BY THE GOVERNMENT ON THE RECOMMENDATIONS CONTAINED IN THE SEVENTEENTH REPORT OF THE STANDING COMMITTEE ON URBAN DEVELOPMENT (FOURTEENTH LOK SABHA)

I. Total number of recommendations	36
II. Recommendations which have been accepted by the Government:	16
Para Nos. 2.15, 2.33, 2.34, 2.35, 2.37, 2.39, 2.40, 3.16, 3.18, 4.27, 5.7, 5.12, 5.15, 5.18, 5.21 and 5.23	
Percentage to total recommendations	(44.44%)
III. Recommendations which the Committee do not desire to pursue in view of Government's replies:	6
Para Nos. 2.36, 2.38, 3.15, 4.24, 4.25, 5.10	
Percentage to total recommendations	(16.66%)
IV. Recommendations in respect of which replies of the Government have not been accepted by the Committee:	
Para Nos. 2.10, 2.11, 2.12, 2.13, 2.14, 3.17, 4.20, 4.21, 4.22, 4.23 and 5.9	11
Percentage to total recommendations	(30.55%)
V. Recommendations in respect of which final replies of the Government are still awaited:	3
Para Nos. 2.16, 4.26 and 5.5	
Percentage to total recommendations	(8.33%)

TWENTY-FOURTH REPORT
STANDING COMMITTEE ON
URBAN DEVELOPMENT
(2007-2008)
(FOURTEENTH LOK SABHA)
MINISTRY OF URBAN DEVELOPMENT
CENTRAL PUBLIC WORKS DEPARTMENT (CPWD)

*[Action Taken by the Government on the Recommendations
contained in the Seventeenth Report of the Standing
Committee on Urban Development]*

Presented to Lok Sabha on 6.9.2007

Laid in Rajya Sabha on 6.9.2007



LOK SABHA SECRETARIAT
NEW DELHI

September, 2007/Bhadrapada, 1929 (Saka)

C.U.D. No. 24

Price : Rs. 68.00

© 2007 BY LOK SABHA SECRETARIAT

Published under Rule 382 of the Rules of Procedure and Conduct of Business in Lok Sabha (Eleventh Edition) and printed by Jainco Art India, New Delhi-110 005.

CONTENTS

	PAGE
COMPOSITION OF THE COMMITTEE	(iii)
INTRODUCTION	(v)
CHAPTER I Report	1
CHAPTER II Recommendations that have been accepted by the Government	20
CHAPTER III Recommendations which the Committee do not desire to pursue in view of the Government's replies.....	37
CHAPTER IV Recommendations in respect of which replies of the Government have not been accepted by the Committee	44
CHAPTER V Recommendations in respect of which final replies of the Government are still awaited	55
APPENDICES	
I. Minutes of the second sitting of the Committee held on 30.8.2007	58
II. Analysis of the Action Taken by the Government on the recommendations contained in Seventeenth Report of the Committee (14th Lok Sabha)	60

COMPOSITION OF THE STANDING COMMITTEE ON
URBAN DEVELOPMENT (2007-2008)

Mohd. Salim—*Chairman*

MEMBERS

Lok Sabha

2. Shri Avtar Singh Bhadana
3. Smt. Botcha Jhansi Lakshmi
4. Shri Sharanjit Singh Dhillon
5. Shri Surendra Prakash Goyal
6. Shri Anant Gudhe
7. Shri Pushp Jain
8. Shri Kailash Joshi
9. Shri Sajjan Kumar
10. Prof. Vijay Kumar Malhotra
11. Shri Babu Lal Marandi
12. Shri A.K. Moorthy
13. Shri Shripad Yesso Naik
14. Shri L. Rajagopal
15. Shri Rajesh Ranjan *alias* Papu Yadav
16. Shri D. Vittal Rao
17. Shri Sudhangshu Seal
18. Kunwar Sarv Raj Singh
19. Shri Jagdish Tytler
20. Kunwar Devendra Singh Yadav
21. Shri Suresh Ganpatrao Wagmare

Rajya Sabha

22. Shri Nandi Yellaiah
23. Smt. Syeda Anwara Taimur
24. Shri B.K. Hariprasad
25. Shri Surendra Moti Lal Patel
26. Shri Krishan Lal Balmiki
27. Shri Brij Bhushan Tiwari
28. Shri Penumalli Madhu
29. Shri Mukul Roy
30. Shri Varinder Singh Bajwa
31. Shri Manohar Joshi

SECRETARIAT

- | | | |
|------------------------|---|-----------------------------|
| 1. Shri S.K. Sharma | — | <i>Additional Secretary</i> |
| 2. Shri S. Balshekar | — | <i>Joint Secretary</i> |
| 3. Shri R.K. Saxena | — | <i>Director</i> |
| 4. Smt. Anita B. Panda | — | <i>Deputy Secretary</i> |
| 5. Shri Harchain | — | <i>Under Secretary</i> |

INTRODUCTION

I, the Chairman of the Standing Committee on Urban Development (2007-08) having been authorized by the Committee to submit the Report on their behalf, present the Twenty-Fourth Report on the Action Taken by the Government on the recommendations contained in the Seventeenth Report (14th Lok Sabha) of the Standing Committee on Urban Development on Central Public Works Department (CPWD).

2. The Seventeenth Report was presented to Lok Sabha on 28th November, 2006. The replies of the Government to all the recommendations contained in the Report were received on 16th May, 2007.

3. The Replies of the Government were examined and the Report was considered and adopted by the Committee at their sitting held on 30th August, 2007.

4. An analysis of the action taken by the Government on the recommendations contained in the Seventeenth Report (Fourteenth Lok Sabha) of the Committee (2007-08) is given in Appendix II.

NEW DELHI;
6 September, 2007

15 Bhadrapada, 1929 (Saka)

MOHD. SALIM,
Chairman,
Standing Committee on Urban
Development.

24

**STANDING COMMITTEE ON
URBAN DEVELOPMENT
(2007-2008)**

FOURTEENTH LOK SABHA

MINISTRY OF URBAN DEVELOPMENT

CENTRAL PUBLIC WORKS DEPARTMENT (CPWD)

*[Action Taken by the Government on the Recommendations
contained in the Seventeenth Report of the Standing
Committee on Urban Development]*

TWENTY-FOURTH REPORT



**LOK SABHA SECRETARIAT
NEW DELHI**