

**ALLOTMENT OF LAND TO
EDUCATIONAL INSTITUTIONS
BY DELHI DEVELOPMENT AUTHORITY**

MINISTRY OF URBAN DEVELOPMENT

**PUBLIC ACCOUNTS
COMMITTEE
2006-2007**

FORTY-SECOND REPORT

FOURTEENTH LOK SABHA



**LOK SABHA SECRETARIAT
NEW DELHI**

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PUBLIC ACCOUNTS COMMITTEE
(2006-2007)

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LOK SABHA SECRETARIAT
NEW DELHI

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COMPOSITION OF PUBLIC ACCOUNTS COMMITTEE
(2006-2007)

Prof. Vijay Kumar Malhotra — *Chairman*

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INTRODUCTION

I, the Chairman, Public Accounts Committee as authorised by the Committee, do present this Forty-second Report (14th Lok Sabha) relating to "Allotment of Land to Educational Institutions by Delhi Development Authority" on Paragraph 4.1 of Report of the Comptroller and Auditor General of India for the year ended March, 2004 (No. 4 of 2005), Union Government (Civil—Autonomous Bodies).

2. The Report of the Comptroller and Auditor General of India for the year ended 31 March, 2004 (No. 4 of 2005) Union Government (Civil—Autonomous Bodies) was laid on the Table of the House on 6th May, 2005.

3. The Committee took evidence of the representatives of the Ministry of Urban Development, Delhi Development Authority and Department of Education, Government of NCT of Delhi on the subject at their sittings held on 30th September, 2005, 14th November, 2005 and 12th December, 2005. The Committee considered and finalised this Report at their sitting held on 19th April, 2007. Minutes of the sittings form Annexures to the Report.

4. For facility of reference and convenience, the Observations and Recommendations of the Committee have been printed in thick type in the body of the Report.

5. The Committee would like to express their thanks to the Officers of the Ministry of Urban Development, Delhi Development Authority and Department of Education, Government of NCT of Delhi for the cooperation extended by them in furnishing information and tendering evidence before the Committee.

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

7. The Committee also place on record their appreciation for the invaluable assistance rendered to them by the officials of Lok Sabha Secretariat attached with the Committee.

NEW DELHI;
19 April, 2007

29 Chaitra, 1929 (Saka)

PROF. VIJAY KUMAR MALHOTRA,
Chairman,
Public Accounts Committee.

REPORT

ALLOTMENT OF LAND TO EDUCATIONAL INSTITUTIONS BY DELHI DEVELOPMENT AUTHORITY

PART I

Background Analysis

I. Introductory

Delhi Development Authority (DDA) was constituted under section 3 of the Delhi Development Act, 1957 with the objective of promoting and securing the development of Delhi according to plan and for that purpose the Authority has the power to acquire, hold, manage and dispose of land and other property, to carry out building, engineering, mining and other operations to execute works in connection with supply of water and electricity, disposal of sewage and other services and amenities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto. Besides, other main functions of DDA relate to preparation of Master Plan, Zonal Development Plan, Development of land, Acquisition and disposal of land etc.

Organization

2. DDA consists of Chairman, who is the Lieutenant Governor of Delhi, Vice-Chairman appointed by the Central Government, Finance & Accounts Member and Engineer Member appointed by the Central Government, two representatives from Municipal Corporation of Delhi (MCD) and three elected representatives from the Delhi Legislative Assembly. It also comprises of three other members appointed by the Central Government having experience of town planning and architecture. Commissioner, MCD is *ex-officio* member of the Authority. A Principal Commissioner and Secretary-cum-Principal Commissioner assist Vice-Chairman, DDA. Land Disposal Wing of DDA is headed by a Commissioner, who is responsible for allotment of land to Private/Government Bodies for institutional purposes.

Allotment of Land to Educational Institutions

3. The DDA (Disposal of Developed Nazul Land) Rules, 1981 provides for allotment of Nazul lands to educational institutions, *i.e.* schools, colleges and universities at concessional rates with the primary objective of serving a public purpose of facilitating establishment of or extending educational facilities particularly for the weaker sections of society. Rule 20 stipulates *inter-alia* that allotment of land at concessional rates may be made to a society, which is registered under the Societies Registration Act, 1860, is of a non-profit making character and is sponsored or

recommended by a Department of the Delhi Government or a Ministry of the Central Government. From the year 1990 onwards such allotments have been made subject to certain terms and conditions which stipulate that the beneficiary schools will ensure admission to students belonging to weaker sections of the society to the extent of 25 *per cent* and grant freeships from the tuition fees in accordance with the rules prescribed by the Government of National Capital Territory of Delhi (GNCTD) from time to time.

Allotment Procedure

4. Applications for allotment of land at concessional rates for setting up educational institutions are considered initially by the Land Allotment Advisory Committee (LAAC) of the Directorate of Education, Government of NCT of Delhi, in accordance with the extant guidelines. The Committee is headed by the Commissioner-cum-Secretary (Education) of the GNCTD. The recommendations of this Committee are submitted to the Institutional Allotment Committee (IAC) of DDA, which is headed by the Commissioner (Lands) DDA. Once an allotment is approved by the IAC, land allotment letters are issued by the Institutional Branch of DDA. The entire procedure of allotment is to be completed within a period of three months from the date of application to handing over of possession. The societies are thereafter required to complete the construction of the school buildings and commence functioning within two years from the date of taking possession of the land. It is the responsibility of these Committees to ensure that the applicant society fulfills the prescribed conditions before approving the allotment.

5. This Report is based on paragraph 4.1 of Report of the C &AG of India for the year ended March 2004, Union Government (Civil—Autonomous Bodies), No. 4 of 2005 relating to “Allotment of Land to Educational Institutions by Delhi Development Authority” (*Appendix I*).

Audit Review

6. Audit scrutinized the records of the Institutional Land Branch of DDA relating to allotment of land to educational institutions during the period 1990-91 to 2003-04 and relevant linked records from the Directorate of Education, Government of NCT of Delhi from April to July 2004 to review the compliance with the terms and conditions of the allotment and assess the extent to which the stated public objective of allotment of land at concessional rates to educational institutions was achieved. The review has highlighted *inter-alia* that as of March 2004, 133 of the 381 registered societies failed to fulfill their obligation of providing admission to students belonging to weaker sections of society to the extent of 25 *per cent* and grant freeships from the tuition fees in accordance with the rules prescribed by the Government of National Capital Territory of Delhi (GNCTD) from time to time.

7. The Committee have dealt with the Audit findings and observations and the position explained by the Ministry of Urban Development, Delhi Development Authority and Government of National Capital Territory of Delhi thereto, in the succeeding paragraphs.

II. Failure to ensure adequacy of funds before approving allotment

8. Rule 20(d) of Nazul Land Rules, 1981 *inter-alia* stipulates that no allotment shall be made unless the institution is in possession of sufficient funds to meet the cost of land and the construction of building. This provision was aimed to ensure that construction of buildings by the institution is completed within a reasonable time so that the purpose of the allotment is achieved. Despite this clear stipulation, Audit review has revealed that, DDA failed to ensure the financial status of the societies to meet the cost of land and construction of buildings, before allotting the land. As a result, the following irregularities occurred in the land allotment:

- (a) Out of the 90 selected cases, the declared financial resources of 27 societies were not enough to even meet the cost of land (*Appendix II*). The stipulated two-year period had lapsed in 15 of these 27 cases;
- (b) On grounds of inadequacy of funds, 27 societies sought and were granted time extensions;
- (c) 17 societies were granted permission to mortgage the allotted land to raise loans to meet the cost of construction (*Appendix III*); and
- (d) In 11 cases extension of time was permitted beyond five years.

According to Audit, land was allotted at concessional rates to societies, which were otherwise ineligible, as they did not possess the necessary resources.

9. On being asked as to why DDA had failed to check the financial condition of the Societies/Institutions before allotment of land, the Ministry of Urban Development, in a note stated as under:—

“There is a basic dichotomy between sub rules (c) and (d) of Rule 20 of the Nazul Rules, Sub Rule (C) states that allotment is to be made only to non-profit making *i.e.* charitable societies but Sub Rule (d) states that it should be in possession of sufficient funds to meet the cost of land and construction of buildings for its use. DDA follow the principle that if the society has a sponsorship or recommendation by a Government Department, it is a registered society under the Societies Registration Act, 1860 and it has a non-profit making character, then it can be considered for allotment if it is in possession of sufficient funds to meet at least the cost of land. The presumption that non-construction of some of the schools listed by audit is due to lack of funds may not be correct in all the cases. Non-construction is at times due to the other factors such as delay in development of services in the area, delay in sanction of plan by the concerned local bodies, litigation arising out of other extraneous factors etc. The very fact that most of the societies who were allotted land made the required payment towards cost of land proves that they have funds for making the initial investment. To expect that society should *ab-initio*, have in its bank balance, not only sufficient funds to meet the cost of land which is substantive (varying from Rupees one and a half crore to Rs.2.2 crore per acre) but also substantial funds for meeting the cost of construction would be expecting too much

from a charitable society. Therefore, in the normal course, taking a broader administrative view; DDA have been following the practice that a society which has sufficient funds in its bank balance to meet the cost of land and has been sponsored/ recommended by a Government Department can be considered for allotment of land if it meets the other criteria prescribed under the Rule 20 of the Nazul Rules.”

10. Elaborating further in this regard the Secretary, the Ministry of Urban Development stated during evidence as under:—

“I must at this juncture without advancing any justification mention that for purchase of land itself about Rs. 2 crore or Rs. 2½ crore are needed today. There is a contradiction in terms. We are expecting a charitable institution to come in. We are expecting a charitable institution to have in its kitty Rs. 2½ crore for land, another Rs. 5 crore for building and Rs. 7½ crore even before they have been allotted land. I do not think it is possible. Everywhere funds can be raised only when there is certainty of land. You know it that institutions keep waiting and they do not get land. Who will give charity? Who will advance money? So, it has been a standard practice not done in one or two cases that you see the bank account over a period of time. If they have sufficient funds for purchase of land, then the land is allotted. It is not known whether it is right or wrong but rules say so. I am not running away from the rules. I have my doubts whether it is practicable or not. What to talk of schools, even to a commercial entity when it goes to the market to raise capital the first question that is asked is: “Do you have land”. You do not yet collaboration; you do not get even funds unless there is land available. So, I think there is contradiction. Rules need to be amended”.

11. Justifying the action of DDA in allotment of land without ensuring adequacy of funds, the Vice-Chairman, DDA during evidence stated as under:—

“What DDA was seeing was how much fund they (institutions) were having with them in the accounts. Basically we were seeing whether they had sufficient funds for the land. So, once we thought that they have sufficient fund for the land, then it was allotted. As has been said, most of the societies have taken up construction. Half of them have already completed construction and they have started working. The remaining ones are in the process of construction. Already the rules regarding extension of time are quite liberal for these types of institutions. Up to five years, there is no levy for completing the construction.

So, as far as the issue relating to lack of funds is concerned, there is some dichotomy between our rules. One rule says that they have to be charitable institutions. The other rule says that they should have sufficient fund for both land and building. Since this was a question of education, especially for different areas, which were having, lack of education facilities, the DDA had adopted this that if they have sufficient fund for land, it went ahead with the allotment.”

Extension of time for construction of school buildings

12. Explaining the rationale for grant of extension of time for 27 societies, which could not construct school building within the stipulated 2 years period, the Ministry stated that as per policy guidelines, extension of time could be granted on payments of composition fee. The first two years is allowed as per the terms of the allotment and another three years as a grace period. Permission to mortgage is granted to the societies to enable them to construct their buildings. All the allotments were made with the approval of the Lieutenant Governor of Delhi.

13. The Ministry of Urban Development in a written note stated that 22 societies have since constructed school buildings, one is under construction and two plots are vacant. Allotment of one society is cancelled and one is under litigation.

14. The Committee desired to know the reasons for failure of as many as 15 out of the 27 societies to construct school buildings within the stipulated period of two years from the date of possession. In response, during evidence, the Secretary, Ministry of Urban Development explained as under:—

“Audit had pointed out 27 schools, which had not completed construction in less than five years. I would only like to submit that under the terms and conditions of allotment and lease terms, one of the conditions is that the school building is required to be completed within two years or after that they can be given extension for construction on payment of a compounding fee. This is in the lease conditions duly authorised by the Lieutenant Governor as the Chairman of the Authority. These are the rules.”

15. In a note submitted to the Committee, the Ministry have informed that out of 17 societies, which had been given permission to mortgage, 16 societies have since constructed their buildings while allotment of land in respect of Kailash Memorial Education Society has been cancelled.

16. Asked about the latest position regarding follow up action taken in respect of 11 Societies/cases where extension of time was permitted beyond 5 years, the Ministry in a note stated as under:—

“DDA has reported that Societies are permitted to construct within 5 years from date of possession without any composition fee. Thereafter extension of time is given on payment of composition fee. Earlier, maximum period allowed for construction in respect of institutional plots on payment of composition fee was 20 years. As per latest policy, the maximum period for construction allowed is 10 years for all new allotments. Further, for all surviving leases where construction has not been undertaken even after 10 years period, the allottees have been given time limit upto 31.12.2007 to complete the construction.”

17. When asked whether any system has been devised by DDA to ensure that the Societies, which were allotted land, make the schools functional at the earliest, the Ministry in their note stated as under:—

“The lease terms prescribe that construction be completed within two years of allotment. DDA provides for a further grace period of three years to

account for delays due procedural formalities in pre-construction period. Thereafter, the policy for extension of time on payment of penalty itself acts as a deterrent to delays in construction as it involves a penalty in the shape of composition fee for delay of every year, after the permissible period. It would, therefore, not be in the interest of the Society to keep the school un-constructed. However, sometimes, schools do remain un-constructed, if the land allotted to the Society is not available for construction due to litigation or for other unavoidable reasons such as double allotments, resistance by public etc. If the school does not undertake the construction without justifiable reasons, action for cancellation of allotment is also taken.”

18. The rate of composition fee per square metre for Institutional plots of different sizes charged from the allottees for delay in construction of school buildings was as under:—

(In Rupees per Sq.m.)

<i>Year</i>	<i>Institutional plots upto 500 Sq. mtrs.</i>	<i>Institutional plots above 500 Sq. mtrs. [Subject to minimum as per Column (2)]</i>
1.	Nil	Nil
2.	Nil	Nil
3.	Nil	Nil
4.	5.00	Nil
5.	10.00*	Nil
6.	15.00*	10.00
7.	20.00	10.00
8.	35.00	10.00
9.	40.00	20.00
10.	45.00	20.00
11.	50.00	30.00
12.	55.00	35.00
13.	60.00	40.00
14.	65.00	45.00
15.	70.00	50.00
16.	No extension	55.00
17.	No extension	60.00
18.	No extension	65.00
19.	No extension	70.00
20.	No extension	75.00

***Note**— These rates would be applicable only in respect of built up area of the institution. Play ground, green area etc., are not to be counted towards calculation of the composition charges.

19. The Committee pointed out that composition fee charged by DDA for late construction of school buildings by the societies, which was supposed to act as a deterrent for delay in construction of school buildings was very nominal and the societies could easily meet the fee by way of sub-letting/misuse of plots thereby defeating its very purpose. Asked whether DDA propose to enhance composition fee, the Ministry in their reply submitted as under:—

“It is true that the composition fee as prescribed at present is not a serious financial burden and therefore, deterrent for the societies. In any case, DDA is examining/considering a proposal for enhancement of composition fee and reduction of maximum period of extension for cases of delayed construction.”

20. In their post evidence reply, the Ministry have informed the Committee that rates of composition fee for delay in construction in institutional plots have been revised as under:—

(In Rupees per Sq.m.)

<i>Year</i>	<i>Institutional plots upto 500 Sq. mtrs.</i>	<i>Institutional plots above 500 Sq. mtrs. [Subject to minimum as per Column (2)]</i>
1.	Nil	Nil
2.	Nil	Nil
3.	Nil	Nil
4.	10.00	Nil
5.	20.00	Nil
6.	100.00	100.00
7.	110.00	110.00
8.	120.00	120.00
9.	130.00	130.00
10.	140.00	140.00
11.	160.00	160.00
12.	170.00	170.00
13.	180.00	180.00
14.	190.00	190.00
15.	200.00	200.00
16.	No extension	250.00
17.	No extension	260.00
18.	No extension	270.00
19.	No extension	280.00
20.	No extension	290.00

21. Asked about the action taken by DDA in cases where the beneficiary societies have misused the land after getting extension of time for construction of school buildings, the Ministry in a written reply stated as under:—

“DDA has reported that whenever any such violation is brought to the notice of DDA, it has taken prompt action. Few such instances are the demolition of structures in the playfield of various schools like Goenka School, Ryan International School, Nutan Vidya Mandir, Greenfield Public School etc. Many societies have also put on notice for various violations that are cognizable under DDA rules and if they do not remove the breaches, further action under lease terms will be taken. However, other than instance of unauthorized construction in playfield or misuse of basement etc.; no cases of misuse of school building for other purposes have come to light.”

22. Asked whether DDA reviewed or propose to review their policy of granting extension of time to the Societies for construction of school buildings, the Ministry offered the following explanation in their note:—

“...the policy with regard to extension of time is at present under review. In any case, it is submitted that this extension policy is not only for schools but also applicable to allotment of land for all the prescribed types of institutional purpose. The policy has been framed taking into account the fact that most of the allottees operate as charitable organizations with constraints of funds and an obligation to meet the procedural formalities prescribed in Statutes governing them.”

23. In a subsequent note, the Ministry have informed the Committee that the policy has since been revised, under which maximum period allowed for construction in respect of institutional plots on payment of composition fee which was 20 years, has been reduced to 10 years for all new allotments. Further, for all surviving leases where construction has not been undertaken even after 10 years period, the allottees have been given time limit upto 31.12.2007 to complete the construction.

III. Allotment of more than a plot of land to a society

24. The Committee have been given to understand that 15 societies have been allotted more than one plot of land at concessional rates by DDA. On being enquired the rationale behind this practice, the Ministry stated in their note as under:—

“The rationale behind such a practice is that the Societies having proven track record and experience in running schools should not be barred from additional allotment for setting up a chain of schools in various parts of Delhi. In any case, there are no restrictions in the Nazul Rules against allotment of more than one plot of land to an eligible organization.”

25. Enquired whether DDA propose to amend the Nazul Rules to restrict allotment of land to one plot each for an Educational Institution, with a view to minimizing delays in construction of buildings, the Ministry in a note stated as under:—

“Neither the Nazul Rules nor the Societies Registration Act, puts a bar on double allotment. There is no logical justification for any such restriction,

since some Societies due to their long experience, expertise and resources necessary to run schools may be in a position to run more than one school.”

IV. Non-enforcement of conditions relating to reservation for weaker sections of society

26. One of the primary conditions stipulated in the terms of allotment of land at concessional rates is that they will ensure admission to students belonging to weaker sections of society to the extent of 25 per cent and grant freeships from the tuition fees in accordance with the rules prescribed by the Government of NCT of Delhi from time to time. However, Audit review pointed out that as of March, 2004, 133 out of 381 societies, which had been allotted land at concessional rates failed to provide the stipulated 25 per cent reservation for children from the weaker sections. The details of these schools have been given in *Appendix IV*.

27. Further, out of the 24 functional schools examined by the Audit, it was found that no reservation or freeship was provided by 19 schools to the students belonging to the weaker section while five schools had provided reservation/freeships only to the extent of three per cent to 20 per cent against the mandatory 25 per cent. According to Audit, none of these functional schools complied with the conditions and as a consequence, not only was the social objective of allotment of land at concessional rates to provide educational opportunities to the weaker sections defeated, but the DDA also had to unnecessarily forgo additional revenue of Rs. 125.15 crore in these 24 plots which it could have earned had the plots been allotted at commercial rates.

28. According to Audit, in addition to the above 24 cases, the Directorate of Education had identified another 109 cases where the condition of reservation of seats for the weaker sections was violated. No reservation had been provided in 69 cases while it varied from one per cent to twenty four per cent in the remaining 40 cases. Thus, 88 schools (19 detected by audit + 69 identified by the Directorate of Education) *i.e.* 66 per cent of the total of 133 functional schools were not adhering to the terms and conditions of the allotment relating to reservation for the weaker sections as of March 2004.

29. In this regard, the Secretary, Ministry of Urban Development deposed before the Committee as under:—

“It is only after 1989, that it was indicated that there would be reservation for economically weaker sections of society and this condition was quantified. The reservation for economically weaker sections was quantified in the allotments made after 1989. An analysis has been carried out by the DDA in consultation with the Directorate of Education of Delhi. It shows that out of 266 schools, roughly about 88 schools have complied with the condition stipulated in letter of allotment. There are around 160 schools, which have not complied with this condition. Some have done it in part because they have provided reservations ranging between 1 per cent to 10 per cent or 10 per cent to 25 per cent but it is true that the number of schools not complying the instructions to the full is roughly two-third of the total allotments made.”

30. The Ministry, in a note submitted to the Committee have stated that DDA have so far allotted land to various Societies for setting up 266 Senior Secondary Schools. In 184 cases which were given land after 1990, the numerical quantum of freeship was mentioned and in remaining 82 cases which were given land prior to 1990, the numerical quantum of freeship was not mentioned but only a commitment for freeship is mentioned.

31. In this regard, the Secretary, Ministry of Urban Development during evidence deposed as under:—

“...I have no defence for the non-compliance of the conditions imposed. I am not trying to put any alibi, it is on record.....there has been undoubtedly a failure of enforcement. Due to lack of co-ordination or enforcement *per se*, but it is there.”

32. The Committee enquired as to why the Ministry of Urban Development and DDA could not ensure compliance of the condition of providing reservation or freeships to the students from the weaker sections by all the beneficiary schools. In response, the Ministry in a note submitted as under:—

“...DDA disposes of land for various institutional purposes, including schools as per the planning norms and keeping in view the social and community needs and requirements, in accordance with Nazul Rules prescribed by the Govt. While DDA as the lease-administering agency, has the responsibility for enforcement of the freeship condition, it has constraints of organizational and administrative resources to monitor compliance of this condition. DDA issues notices to the allottees wherever information and complaints of violations are received.

Thus it is true that there was no established mechanism for monitoring and ensuring compliance of the condition of freeship to students. The Directorate of Education who sponsors the cases, however, monitored the extent of compliance of the freeship condition and on receipt of reports from them, DDA initiated action by invoking the allotment/lease terms.

The institutional Branch in DDA comprises one Dy. Director and two Asstt. Directors, assisted by 17 officials in the clerical staff. Basically, this set up is only dealing with the processing of institutional allotment cases and work pertaining to lease administration. In this system, as and when violations of any conditions are brought to notice by any enforcement agency or through any other source, show cause notices are issued for rectification of breaches/ lease determination. Till very recently, there was no dedicated field staff in the branch except 4 JEs who were being shared with the Industrial Branch of DDA. Therefore, any proactive field level inspection/monitoring was not possible. A separate set up of 4 AE's and 1 JE has been deployed recently in the Institutional Branch to strengthen it in the above context. However, as mentioned earlier, there will be limitations in monitoring the operational aspects of functioning of a large number of schools in view of the existing organizational structure and expertise of DDA.”

The Ministry have further added:—

“...The ensuring of adherence to the land allotment terms has not always been possible in DDA due to lack of manpower etc. However, in accordance with the directions of the High Court, monitoring of these schools is now being done by Deptt. of Education, GNCTD and further steps for enforcement of lease terms is being taken by DDA.”

33. Asked about the corrective action taken in this regard, the Ministry stated in a note as under:—

“The allotments were made at zonal variant rates in accordance with Nazul rules. In the context of CWP No 3156/2002 in the High Court in Social Jurist vs. GNCTD and others, DDA has taken various measures including issuing of final show cause notice for cancellation of lease in respect of societies that have been identified as defaulter by the Deptt. of Education. The matter is however, *sub-judice* before the Division Bench of High Court and during last hearing on 25.8.05, the court was of the view that the matter was a serious one with many policy implications and that the society concerned as well as the Deptt. must take measures to ensure compliance but in cooperative manner without resorting to summary action such as cancellation, de-recognition of school etc. since that would not solve the problem.”

34. In this regard, the Secretary, Ministry of Urban Development, during evidence, deposed as under:—

“It is true that enforcement action with regard to violation has not been effective. This has come out because many schools have not been observing the free-ship condition. But we have now tried to plug these loopholes as a result of this exercise for the last two years – whether before the court or the CAG Report – and also suggested amendments to the rules.”

V. Non-existence of established mechanism for identifying breaches of terms of allotment

35. Audit review has revealed that no established mechanism existed for identifying breaches of terms of allotment so as to enable remedial action. According to Audit, it was clearly the joint responsibility of both the DDA as the land owning and allotting agency as well as of the Directorate of Education as the sponsoring department to ensure adherence to the terms of allotment of land at concessional rates, forgoing possible revenue, in order to achieve a public purpose.

36. Enquired about the reasons for not establishing a mechanism for monitoring compliance of the conditions of concessional land allotment by the beneficiary schools, the Ministry in a note stated as under:—

“The allotment of land at Zonal variant rates which is lower than market rate is with a social objective of setting up schools. The introduction of freeship condition by DDA in allotment terms has the further objective of facilitating and ensuring the educational facilities to poorer sections of

societies. The Schools being under administrative jurisdiction of Directorate of Education, GNCTD, the freeship conditions can be best monitored by that department for ensuring compliance. DDA has initiated action in respect of those schools which have been reported to have violated the conditions of allotment, based on monitoring done by Directorate of Education, GNCTD.”

37. On being asked why DDA, being the nodal agency did not have coordination with the Directorate of Education, GNCT of Delhi for proper implementation of terms and conditions of land allotment by societies, the Ministry in a note stated as under:—

“...Allotment is done based on various inputs from the sponsorship agency viz. Directorate of Education, GNCTD, which include essentiality and freeship conditions. DDA has been taking action on violation of terms of allotment, when detected. As far as coordination is concerned, representatives of DDA attend meetings of GNCTD at the time of consideration of sponsorship of schools. However, as already admitted the issue of compliance of freeship had not earlier come up in these interactions. Now in any case the High Court of Delhi has clearly defined the roles of DDA and GNCTD in the matter.”

38. When asked how the Ministry/DDA expect Directorate of Education, GNCT Delhi to ensure enforcement of terms and conditions of land allotment in the absence of any institutional mechanism for coordination between the two organizations, the Ministry in their note submitted as under:—

“The schools are governed by Delhi School Education Act and the Directorate of Education, GNCTD is armed with provisions of law which enable take over of management/de-recognition of schools in certain circumstances.”

39. The Committee enquired about the demarcation of responsibilities between DDA and the Directorate of Education, Government of NCT of Delhi with regard to enforcement of the terms of allotment of land at concessional rates. In response, the Ministry in a note submitted as under:—

“GNCTD is of the view that the process of allotment of land, and demarcation of responsibilities between DDA and the Directorate of Education, Government of NCT of Delhi is clear. While the Directorate of Education is bound by the provisions of the DSE, 1973 and Rules, 1973, DDA is bound by its own rules that have been framed under their relevant Act. The Directorate sponsors cases of educational societies/trusts for allotment of land, while the land-allotting agency has to enforce the terms and conditions of allotment.

The Directorate of Education enforces rules with regard to its recognized schools. As per High Court Order in CWP No 3156/2002 Dte. of Education is required to monitor the extent of compliance by various school societies with the freeship condition. The land allotting agencies like DDA have been given the task of enforcing compliance in case of any violation/default noticed through the inspection mechanism

that the Deptt. of Education has. Regular meetings are being held by DDA with the Deptt. of Education to ensure that the mechanism as mentioned above works in a coordinated manner. Furthermore, DDA has asked the GNCTD to appoint its representatives in the governing bodies of all school societies to ensure compliance with the allotment terms.”

40. In this regard the Directorate of Education, Government of NCT of Delhi in a note submitted as under:—

“Although the demarcation between DDA and the Directorate of Education is that Directorate sponsors the cases of societies seeking land from DDA for purposed of schools and DDA actually allots the land to the society after satisfying themselves, well defined duties for enforcement of terms and conditions of land allotment do not exist. A clear mechanism for coordination between DDA and the Directorate of Education for monitoring compliance of terms and conditions by beneficiary societies has also not been there.”

41. When enquired about the reasons for failure of the Directorate of Education, GNCTD to monitor the adherence of schools to the terms and conditions of land allotment till judicial intervention on the issue, the Directorate of Education, Government of NCT of Delhi in their note stated as under:—

“It is absence of an effective mechanism for coordination between DDA and Directorate of Education to jointly monitor the adherence of the terms and conditions of allotment.”

42. Elaborating the reasons for failure of coordination between DDA and the Directorate of Education, GNCT of Delhi in ensuring adherence to the terms of allotment, the Ministry in a note stated as under:—

“The roles of Directorate of Education, GNCTD & DDA are separate, in respect of allotment of land to educational institutions. Educational Societies/Trusts seeking allotment of land for setting a school have to follow certain procedures prescribed by the Directorate of Education. According to the procedures, the application has to be made in a prescribed proforma and has to be submitted with various prescribed documents/conditions. All such cases are placed before the Land Allotment Advisory Committee (LAAC) constituted by the Lt. Governor, Delhi, under the chairpersonship of Secretary (Education) comprising representatives from DDA, MCD etc. The LAAC depending on merits of the case, either recommends or rejects the case. In case of former, educational societies have to apply to DDA as per procedure prescribed by DDA and allotment of land is to be made to Societies by DDA as per individual merits and fulfilment of criteria for allotment.

The schools are also governed by Delhi Schools Education Act, 1973 which is administered by Directorate of Education, GNCTD. However, to ensure coordinated working of the two agencies, regular meetings are now being held so that such problems do not recur in future.”

43. The Secretary, Ministry of Urban Development during evidence deposed as under:—

“Every time allotment is made for any land, the clear understanding is that a copy of the allotment letter will also be marked to the sponsoring authority. But then, as you very rightly said, there is a problem of coordination. Somebody has to have a proper coordination. Normally, between one department and the other, there has to be a periodical meeting or a structured and check up as to how many lands have been given. In the case of Delhi, it has been found missing. Earlier, it happened in the case of hospitals. Now we are noticing this lack of coordination in the case of educational institutions.”

44. During evidence, the Secretary (Education), Government of NCT of Delhi admitted that it was obviously the joint responsibility of both DDA and Directorate of Education.

45. The Secretary, Ministry of Urban Development also admitted during evidence that it was both a failure of the enforcement mechanism on the part of the Directorate of Education and DDA and lack of institutionalized coordination between the Directorate of Education, which is the sponsoring Department and DDA which is the land allotting agency.

46. Explaining the mechanism that has recently been put in place for coordination between DDA and Government of NCT of Delhi for monitoring compliance of the terms and conditions of concessional land allotment by the beneficiary schools, the Ministry stated in a note as under:—

“...The Hon’ble High Court in its order dated 20th January, 2004 has also clarified the roles of DDA and GNCTD in this matter by its observation that it is the responsibility of the GNCTD to frame the rules if any required for ensuring compliance of condition of freeship and monitor the same and that it would be the duty of DDA, to take action against any school committing breach of the condition, after receiving intimation from GNCTD of the such violations. It may also be submitted that DDA has issued show cause notices for action under lease terms against the schools reported by GNCTD to DDA, for non-compliance of freeship condition. This mechanism is in line with the above observation of the High Court.”

The Ministry added:—

“The mechanism which has been put in place is that the Directorate of Education will forward the list of violators against whom the DDA serves the show cause notices and initiates action under terms of allotment/lease.”

47. On being enquired about the efforts now made by DDA to ensure co-ordination with the GNCT of Delhi, the Ministry stated as under:—

“An institutionalized mechanism has recently been set up where DDA officers are regularly interacting with GNCTD for coordinated action in enforcing the terms and conditions of allotment.”

The Ministry further stated:—

“DDA and the GNCTD are coordinating with each other for the purpose of ensuring compliance of freeship by the respective schools through meetings and regular correspondence. Adherence to the freeship condition is monitored by Directorate of Education and violations brought to DDA’s notice for action under lease terms.”

48. The Ministry have also stated that during the course of a meeting with officers of GNCTD, which was held in pursuance to the directions of High Court, it was informed that the GNCTD is shortly coming up with a Bill on education incorporating 20 per cent freeship to the poor and weaker sections in all schools. Monitoring of schools will have to be done by Directorate of Education but it would be for DDA to ensure prompt and effective action under lease terms.

VI. Action Taken against defaulting societies following judicial intervention

(a) Issue of show cause notices by DDA

49. The Committee are given to understand that a Civil Writ Petition (No. 31561 of 2002) was filed in the High Court of Delhi in the case of Social Jurist vs GNCTD & others. In pursuance of the directions of the Delhi High Court issued on 20 January 2004 in this case, the Directorate of Education had forwarded in April 2004 a list of 133 schools to DDA for taking necessary action. Subsequently, DDA issued show cause notices to 55 defaulting societies in June 2004 and to 76 societies in September 2004 directing them to respond within 15 days from the date of issue of notice failing which the allotments would be liable to be cancelled. Audit has pointed out that, no further action had been taken in the matter despite none of the 131 defaulting schools responding to the notices (November 2004). Hence, neither the DDA nor the Directorate of Education initiated any action to enforce the terms of allotment till compelled to take notice of the breaches by the Hon’ble High Court.

50. During evidence the Secretary, the Ministry of Urban Development admitted that violation of terms and conditions of concessional land allotment by the educational societies came to their notice only after Public Interest Litigation was filed in the Delhi High Court in 2004. Considering the fact that the allotments under reference date back to as early as 1990 and re-allotments were even made without verifying adherence to the prescribed terms and conditions, the Committee asked the Ministry/DDA to explain for their lapses and the responsibility fixed in this regard. The Ministry in their note stated as under:—

“The issue of non-compliance of freeship was not earlier reported to DDA. The fact that this aspect has been neglected area is admitted. However, as the failure in this regard is systemic rather than such that can be attributed to individuals; it is not feasible to fix individual responsibility in the matter.”

51. When asked as to why DDA failed to act against the defaulting societies even after receiving information from the Delhi Government for non-compliance, the Ministry stated in a note as under:—

“DDA had not been actively monitoring the compliance of freeship condition due to the organizational and administrative constraints. It is also observed

by High Court that the GNCTD would have the responsibility of monitoring compliance and should report defaulters to DDA. Accordingly, DDA has issued show cause notices to the defaulters referred to it by GNCTD. Further action after issue of show cause notice is being guided by the overall directions given by the High Court to work out a mutually agreed solution between DDA, GNCTD and Schools.

52. Enquired about the course of action that was supposed to be taken by DDA in cases of non-compliance of the conditions of land allotment, the Ministry in a note submitted as under:—

“In case of violation, the allotment can be cancelled and lease determined which will have a subsequent effect like de-recognition of the school by GNCTD. After cancellation of allotment, further action has to be taken under the Public Premises Eviction Act, 1973. Such cancelled cases/files are to be sent to the Estate Officers appointed by the DDA for initiating eviction proceedings under PPE Act. In practical terms, carrying out evictions may be difficult due to the interpretation of the High Court in the case of *Express Newspapers vs. Govt. of India (A-8)* wherein it has been held that in respect of such leases; recovery of land by the public authority can only be done by instituting civil suit, a process which is so long drawn out that enforcement action by public authorities like DDA has been seriously compromised.”

53. Asked as to why the Directorate of Education, GNCTD had failed to take action against the defaulters until Public Interest Litigation was filed in the High Court, the Directorate in a note stated as under:—

“There was no coordinated arrangement in this regard”.

54. Subsequently in a note furnished to the Committee, the Directorate of Education, GNCTD explained the action taken by Delhi Government and DDA for enforcing the terms and conditions of land allotment as under:—

“The department is considering devising appropriate and coordinated measures so that enforcement of the terms conditions of land allotment could be monitored.

Subsequent to the direction issued by the Hon’ble High Court in the matter, the Education Department, Government of the National Capital Territory of Delhi, has been co-coordinating with DDA. Director identified 133 schools, which had committed a breach in the condition of allotment in 2003-04 and sent the list to DDA for taking necessary action.

A list of defaulting schools for the academic session 2004-05 has been given to DDA to initiate appropriate action, and the Department too initiated action against these schools under the provisions of the Act but further action has been stayed by the Hon’ble Court.

This year again, the department has compiled the admission figures in private recognized schools under freeship quota for the academic session 2005-06 and the names of defaulting schools has been given to DDA.”

55. When asked about the specific action that had been taken/proposed to be taken against the schools which did not adhere to the terms and conditions of land allotment by DDA in cooperation with (GNCTD) of Delhi, the Ministry submitted in a note as under:—

“The terms of allotment and lease of land prescribe cancellation of allotment and determination of lease in the case of non compliance of the conditions of the allotment of land. For taking such action, DDA has been following a set of procedures including issue of show cause notice and affording opportunity to the allottee/lessee to present their version/reasons for non-compliance. The decision for cancellation is thereafter taken at the level of Lieutenant Governor, Delhi who is also the Chairman, DDA.

GNCTD has provided DDA with the following lists of schools that are not complying with the condition of freeship:—

1. ‘April 2004: list of 133 defaulters for Academic session 2003-04
2. September 2004: list of 102 defaulter schools for 2003-04
3. June 2005: 93 defaulter schools for academic session 2004-05
4. August 2005: 178 defaulter schools for academic session 2005-06

DDA has issued show cause notices in the cases referred to at Sl. No 1 above. While the replies were being received from the concerned allottee schools, GNCTD sent another list referred to in Sl. No 2 above for the same academic session. DDA issued show cause notices to these defaulters also. The replies received from the schools had been sent by DDA to Directorate of Education, GNCTD for scrutiny and comments in April 2005. DDA also issued show cause notices in respect of schools referred to in Sl. No 3 above and having examined the replies, referred their cases as well to GNCTD in August 2005 for verification/comments. Meanwhile, the High Court of Delhi which had already been seized of the issue of freeship in schools in CWP 3156/ 2002, issued directions to GNCTD and DDA in its orders of 18th August 2005 and 25th August 2005 for taking certain course of action.”

56. The Ministry in a subsequent note informed the Committee that the High Court which is seized of the issue of freeship in schools in CWP No. 3156/02 had instructed that serious defaulters whose freeship for 2005-06 academic session was less than 10 per cent should be put on notice by High Court Registry at the cost of GNCTD. Accordingly, the notice was issued in the News Paper by the Registrar of the High Court.

57. When asked about the action taken against the 131 defaulting schools which failed to respond to the notices issued by DDA in pursuance of Delhi High Court’s direction of 20th January, 2004, the Ministry stated as under:—

“All these schools except the list received on 25.8.05 have been issued show cause notices for violation of freeship condition and are the replies received in response to show cause notices have been forwarded to GNCTD to report and verify the claims of these societies to enable DDA to take further action.”

(b) Verification of replies received from defaulting schools

58. The Committee learnt that DDA forwarded the replies furnished by the defaulting schools to their show cause notice to the Directorate of Education for verification, as many of these schools have taken a plea that they are fulfilling the mandatory terms and conditions. Elaborating on the issue, the Vice-Chairman, DDA during evidence stated as under:—

“The DDA had issued notices on the list provided by the Education Department. Their reply had come. Some said they are complying. Some said they are complying partly. The DDA does not have a mechanism to verify their claims how much free-ships they are offering to the students. It is being done and monitored by the Education Department. Even the High Court has said so that the Education Department will monitor the percentage of free-ships being granted. So, this has been sent to the Education Department for verification. Once we get their recommendation and if the recommendation is for cancellation, then we will go in for cancellation.

59. Asked whether DDA had received the verification report from the Delhi Government in respect of those defaulting schools, which have responded to their show cause notices issued by them, the Ministry stated in a note as under:—

“DDA has referred the replies received from the schools in response to show cause notice, for verification by GNCTD. Meanwhile, as per the Court order dated 13th September, 2005, the High Court itself has put those schools under notice, that have only complied with less than 10% freeship. However, in respect of schools, which have committed blatant violation, and have not even met 1% of the freeship condition and did not give any type of facilities/concession for poor students; DDA has already initiated action for cancellation of lease. However, it is examining further action in the light of the proceedings in High Court in 3156/2002.

Moreover, in terms of the latest orders of Hon’ble High Court dated 13th September, 2005, GNCTD at the level of CM, Delhi has held discussions with the schools and is examining the matter. After the final outcome is intimated to the High Court by GNCTD, the next course of action could be considered.”

60. In this regard, the Directorate of Education in a note stated as under:—

“The list of defaulting schools was provided to DDA on the basis of data compiled by district after obtaining written information from each school. Therefore, revised verification was not done by the department.”

61. As regards issue of show cause notices against the remaining defaulting schools, the list of which was submitted by Government of NCT of Delhi to DDA on 25.8.2005, the Ministry in a note stated as under:—

“No show cause notices have been issued to the defaulting schools on the basis of the list submitted by GNCTD on 25.8.2005, since as per the latest orders of the High Court dated 13.9.2005, the schools have already been put on notice by the High Court itself.”

(c) Action taken against the defaulting schools by the Directorate of Education, Government of NCT of Delhi

62. The Committee enquired about the number of defaulting schools, which have been de-registered, and their management taken over for violation of Delhi School Education Act, 1973. In a note, the Ministry of Urban Development have stated that the Directorate of Education, Government of NCT of Delhi had issued an order on 27.4.2004 making it necessary for all recognized unaided schools in Delhi to provide 20 per cent freeship to the students of Economically Weaker Section of the society irrespective of whether the land has been allotted at concessional rate or not. As per this order, 601 schools were found to be defaulting for the academic year 2004-05. Show cause notices were issued to 81 schools with a stipulation that their recognition will be withdrawn on account of this default. However, Hon'ble High Court of Delhi issued stay order on 4.2.2005 restraining the Department to take any punitive action against these schools for their default. As a result, further action could not be taken by the Department against the defaulting schools under DSEAR, 1973. The Department has already filed LPA against the stay order in August 2005.

(d) Cancellation of land allotment to defaulting schools by DDA

63. In case of violation of terms & conditions by the beneficiary schools, the actions that can be taken against the schools by DDA/GNCTD are — de-recognition of the school as provided in the Delhi School Education Act; take over of the management of the school as provided in the Delhi School Education Act; and cancellation of the land as per the terms and conditions of the allotment letter.

64. The Ministry of Urban Development have informed the Committee that in respect of violation of freeship condition by the schools, the Delhi Government had forwarded a list of 178 defaulters to whom land was allotted by the DDA. Out of these, 10 schools namely - (1) Bal Bharti, (2) Rukmani Devi, (3) Gyan Mandir, (4) Pinnacle School, (5) Ram Krishan Sr. Sec. School, (6) DPS Vasant Kunj, (7) Delhi Police Public School, and (8) Montfort, (one school belongs to Delhi Police), have been identified as the worst offenders and action for cancellation of allotment in respect of these schools had been initiated by DDA.

65. In a subsequent note submitted to the Committee, the Ministry of Urban Development have stated that DDA had issued show cause notices to defaulting schools, based on the lists provided by the GNCTD, till the Hon'ble High Court of Delhi decided to issue notices directly to the 178 defaulter schools for academic year 2005-06. Further DDA has cancelled the allotment of land to 4 of the most serious defaulters *i.e.* Bal Bharti, Rukmani Devi, Gyan Mandir and Pinnacle School, and initiated proceeding under Public Premises (Eviction of Unauthorised Occupants) Act.

66. Subsequently, the Ministry submitted that DDA had cancelled land allotment to the aforesaid 4 schools for 0 per cent compliance of freeship, but eviction orders could not be issued since the Court had issued stay orders.

67. On being asked why action had been taken against 4 schools only, the Secretary, Ministry of Urban Development during evidence explained as under:—

“DDA had proceeded to first action against those schools, which had not at all fulfilled the condition of free-ship, numbering about eight. Out of them four cases have been finalised for cancellation. After serving notice, *etc.*, they have taken approval of the Lieutenant Governor, who is also the Chairman of the DDA and orders have been issued in respect of one school on the last working day and in respect of three others today.

As regards the action taken by the Directorate of Education, there were 81 show cause notices given by them in respect of schools which had violated the condition of free-ship, but after these first 81 show causes notices which asked them to explain as to why these schools should not be derecognised, they went to the court of law. The interim orders for stay have been granted. They have put in application for vacation of the stay.”

68. In this regard, the Vice-Chairman, DDA during evidence stated as under:—

“Whenever we received list of institution which were not complying, we issued show cause notices and they have replied to us. We have sent that reply to the Education Department of the State and once we get feedback from them, we will take action because under our rules we have a stringent condition that either we can cancel the lease which will have wider ramifications and the hon. Chief Minister of Delhi had held a meeting and we were also present there. The representatives of schools were also present. They have been asked to submit their proposals about the possible solution. So, this is the current stage of the writs.”

He added:—

“DDA has only got the power to determine the lease deed, which is a harsh outcome. But lately we have cancelled the lease deed of four institutions. This will have a salutary effect on the institutions that are not complying with the free-ship condition, and they will definitely fall in line. It requires a lot of coordination between DDA and the Education Department of the State Governments to ensure it. It also requires willful participation by the institutions themselves. This issue is also before the court, and the court had directed the hon. Chief Minister of Delhi to sort it out. Basically, we feel that the conditions laid-down in the allotment letters should be fulfilled by the institutions. Otherwise, we have recently taken a harsh decision to cancel the lease deed. This would mean de-recognition, and such other action by the Education Department, which will have a solitary effect. All our efforts are to see that the free-ship condition is fulfilled by the institutions.”

(e) Problems in large scale cancellation of land allotment to schools

69. Explaining the problems that may arise out of large-scale cancellation of land allotments, the Secretary, Ministry of Urban Development during evidence stated as under:—

“The difficulty is that de-recognition of a school or cancellation of its lease is against public interest because so many schools, if they are de-recognized or if their lease is cancelled, then it is harassment of the children who are studying there. The more practical approach for taking action has been to take over of the management. I had been the Director of Education in Delhi almost 25 years ago and I can say with experience that one notice for take over of the management will make other private management to fall in line. Unfortunately, taking action under the Delhi School Education Act is not feasible till the terms and conditions of allotment become a part of the rules where they have to also follow this. Failing this, it will be construed as a violation of the Act. It is only the violation of the terms and conditions of allotment. Therefore, cancellation action, which can be taken, has already been communicated to the Delhi Government almost a month and a half ago, on October 26, 2005 to consider this and bring about amendments in the rules. It is our view that it will fill up the gap in the enforcement action.

The witness further stated:—

With regard to the cancellation and resumption of land, ultimately, we face this difficulty as to how to resort to this action because there are schools and there are students in it.

70. To a query whether the erring schools will be allowed to continue violation of the provisions of freeship with impunity on the ground that cancellation of land allotment may affect future of the students, the Ministry in a note stated as under:—

“At present the Hon’ble High Court of Delhi is insisting that the compliance of freeship by all the schools should be amicably resolved through negotiations failing which the High Court will suggest further course of action. GNCTD is pursuing the issue of compliance as per the High Court directions.”

71. On being asked about the measures taken by DDA to ensure compliance by schools to the terms and conditions of land allotment in the backdrop of PIL filed in the High Court of Delhi, the Ministry in their note stated as under:—

“High Court of Delhi *vide* order dated 13th September, 2005 in CWP 3156/2002 has accepted the proposal of the petitioners for convening a meeting of the action committee of schools with the GNCTD at a high level for working out a mutually agreed solution for enabling the scheme of freeship to be complied with to some extent or to the extent agreed upon in the said meeting. As per the said order, GNCTD by way of consultation with all the parties in CWP No.3156/2002 is required to examine their proposal and accordingly, intimate the Court. Meanwhile, the serious

defaulters who have achieved less than 10% freeship have been already put on notice by the High Court itself. GNCTD accordingly convened a meeting under the chairmanship of Chief Minister, Delhi on 24.9.2005, which was attended by DDA and Action Committee of schools. GNCTD is now examining a proposal submitted by the action committee of schools pursuant to the meeting. Along with this, DDA has also initiated the process for cancellation of leases of those schools that have achieved only 0-1% freeship. Further course of action in the light of Court's orders of 13th September 2005 is under examination with legal consultation."

72. In this regard, the Vice-Chairman, DDA during evidence deposed as under:—

"The High Court has asked the Committee headed by Hon. Chief Minister to look into it. One meeting has already taken place. The school representatives have been asked to put up their suggestions whereby they can implement these conditions. I think they were given two week's time. It has not yet lapsed. So, this matter is under consideration. We are hopeful that some solution will be worked out."

73. Explaining the reasons for not taking effective action against all the defaulting societies for non-compliance of the conditions of concessional land allotment, the Ministry in a note stated as under:—

"This is a complex issue and has implications for thousands of school students. The Hon'ble High Court was also not in favour of any summary action such as cancellation of leases; evictions; de-recognition etc. Instead court has ordered that a mechanism for finalizing the norms of what constitutes freeship; whether evening classes for poor students can be considered as part of the freeship quota etc. be worked out. Meetings of GNCTD, L&DO and DDA are to be held for this purpose. Meanwhile; through issue of show cause notices and by appointing GNCTD representatives on the governing bodies of the school societies; schools are being persuaded to ensure compliance with the freeship condition."

VII. Appointment of Government representatives on the Governing bodies of the schools

74. The Ministry of Urban Development have informed the Committee that as a part of revamping the existing mechanisms for effective monitoring of schools for strict adherence to the terms of concessional land allotment, DDA have proposed that Delhi Government may appoint two Government representatives on the Governing Body of the societies administering the schools.

75. Enquired about the action taken by the Government of NCT of Delhi for appointing Government representatives on the Governing Body of the societies for ensuring compliance of freeship condition, the Directorate of Education in their note stated as under:—

"The Directorate of Education has issued orders in respect of those schools whose names were forwarded by the DDA that the Government nominee in

the Management Committee of the schools would also be the Government representatives in the Governing body of the Societies, which established the school.”

VIII. Enhancement of tuition fees in disregard of the terms of allotment

76. As per the terms and conditions of allotment of land at concessional rates, no increase in the rates of tuition fees would be effected without the prior approval of the Director of Education, GNCTD. The institutions were also to follow the provisions of the Delhi School Education (DSE) Act, 1973 and the rules framed thereunder in this regard. Audit however ascertained that 11 schools had increased their tuition fees by 10 *per cent* to 13 *per cent* without the prior approval of the Directorate of Education. As a consequence of the PIL filed in the Delhi High Court, the Directorate of Education identified 332 additional schools in March 2004, which had similarly hiked their tuition fees without the prior approval of the Directorate or had violated the provisions of the DSE Act by levying higher fees and other charges. The quantum of hike ranged from 5 *per cent* to 44 *per cent*. However, according to Audit, show cause notices could be issued in May 2004 to only 185 out of the total of 343 defaulting schools, by the Directorate of Education and their further reply was awaited till December 2004. Hence, neither DDA nor the Directorate monitored the adherence of the terms of the allotment and the provisions of the DSE Act by the societies. Further, even after receiving information from the Delhi Government of non-compliance, DDA did not take effective action.

77. The Committee enquired about the action taken against the remaining 158 schools out of 343 schools, in respect of which show cause notices were not issued. In response, the Ministry in a note stated as under:—

“The Directorate of Education had issued an order-dated 15.12.1999 which according to GNCTD has more or less put a check on certain heads of fee-structure. If any school violates these instructions, appropriate action, including the action of withdrawal of recognition can be taken under the provisions of the Act.”

78. Asked to state the number of defaulting schools which have responded to the show cause notice issued and the status of follow up action taken thereon, the Directorate of Education, Government of NCT of Delhi in their reply submitted as under:—

“Out of 185 defaulting schools, 42 schools responded to the show cause notice issued and submitted their compliance report. District authorities were directed to take action against defaulter schools, which issued reminder notices to them. However, no compliance report could be compiled. Meanwhile, Hon’ble Court issued directions in CA-2699-2710 of 2001 in matter pertaining to fee-structure directing the schools to file their fee pertaining to fee-structure and financial statement on the basis of accounting principles applicable to non-business organizations. Accordingly, the department issued order-dated 10.2.05 to all unaided recognized schools.”

79. The Committee sought an explanation from the Directorate of Education, Government of NCT of Delhi regarding their failure to prevent unilateral increase of tuition fee by the schools the matter reached High Court of Delhi. In response, the Directorate of Education in their note stated as under:—

“Under the provision of Section 17(3), the manager of every recognized school shall, before the commencement of each academic session, file with the Director a full statement of the fees to be levied by such school during the ensuing academic session, and except with the prior approval of the Director, no such school shall charge, during the academic session, any fee in excess of the fee specified by its manager in the said statement.

The Directorate of Education can take action against the schools only if it increases the fee during the academic session in excess of the fee structure submitted under section 17(3). However, the Department has been issuing circulars/orders to the private recognized unaided schools in this regard from time to time. Order dated 9th April 1997 and another order dated 15.12.99 has been issued which more or less has put a check on certain heads of fee structure. If any school violates these instructions, appropriate action, including action of withdrawal of recognition can be taken under the provisions of the Act.

It is denied that the Directorate of Education had abdicated its responsibility of ensuring compliance with terms of allotment. It depends on DDA for appropriate feedback on societies to which the latter actually allots the land and finalized terms of allotment and lease. The allotment is done by the DDA and hence enforcement of conditions of allotment had to be carried out by DDA.”

80. To a query, whether there is any mechanism in DDA as well as in the Directorate of Education, Government of NCT of Delhi, to ensure that the Societies do not turn into profit making commercial organizations deviating from the main objectives of imparting education, particularly to the weaker sections of the society, the Ministry in their note submitted as under:—

“The administration of recognized schools is governed by GNCTD under provisions of Delhi Schools Education Act, and the administration of lease of land by DDA is governed by terms of allotment and lease deed. The penalties for default and non-compliance that are available include recognition and take over of management by GNCTD under DSE Act and cancellation of allotment and determination of lease by DDA under the terms of the lease deed. It is, however, submitted that these actions can only be resorted to in a few cases and not *en masse*, since that may result in wide-scale disruption of the educational system. Therefore compliance of conditions of recognition and grant of land must be ensured only by a system of frequent and effective inspections followed by deterrent action in cases of non-compliance. Secondly in the larger perspective, a move away from allotment of land at concessional prices towards a system of disposal of land to private organizations which is market oriented and auction based

will also counter the fundamental inadequacies and weaknesses in the administration of such leased properties, whether at the stage of scrutiny of applications or during subsequent monitoring of compliance, or at the stage of determination of lease and resumption of land.”

81. In this regard the Directorate of Education, Government of NCT of Delhi in their note submitted as under:—

“Section 17 of the Delhi Schools Education Act, 1973 provides that:—

- (i) No aided schools shall levy fee or collect any other charge or receive any other payment except those specified by the Director.
- (ii) Every aided schools having different rates of fees or other charges or different funds shall obtain prior approval of the prescribed authority before levying such fees or collecting such charges or creating such funds.
- (iii) The manager of every recognised schools shall, before the commencement of each academic session, file with the Director a full statement of the fees to be levied by such school during the ensuing academic session, and except with the prior approval of the Director, no such schools shall charge, during the academic session, any fee in excess of the fee specified by its manager in the said statement.

Sub-section (1) and (2) relate to the aided schools, and since the aided schools are funded by the Govt., fees are not levied on students. Therefore, there is no issue with respect to fees of the aided school. Sub-section (3) applies to all recognised private schools – in other words, all the private unaided schools.

Under Rule 180 of Delhi School Education Rules, 1973, the schools are required to submit the details of their annual financial statements. Rule 180 provides that:—

- (i) Every unaided recognized private school shall submit returns and documents in accordance with Appendix XII.
- (ii) Every return or documents referred in sub-rule (i) shall be submitted to the Director by the 31st day of July of each year.
- (iii) The account and other records maintained by an unaided private school shall be subject to examination by the auditors and inspecting officers authorised by the Director in his behalf and also by officers authorised by the Comptroller and Auditor General of India.

These financial statements are scrutinized and examined to check whether schools are making profits or are indulging in transfer/diversion of funds to society. Wherever such diversion is found, action is taken against such schools as per the provisions of the Act so as to desist the societies running these schools from turning into commercial organization.”

IX. Outstanding dues of Ground Rent and License Fees

82. The Director (Land Costing) in DDA is responsible for maintaining proper records of recoveries due on account of premia, ground rent and license fee in respect of land allotted to educational societies for establishing schools. The ground rent and license fee are payable by the allottee in advance failing which interest at the rate of 10 *per cent* per annum is leviable. Arrears of ground rent and license fee may be recovered as arrears of land revenue under the DDA Act, 1957. Audit pointed out that an amount of Rs.1.88 crore (Rs. 1.70 crore ground rent and license fee + Rs.18.05 lakh interest) was outstanding against 89 societies as on 31 March 2004. The outstanding ground rent, license fee and interest thereon related to the period 1997-98 to 2003-2004. No action had been initiated by the DDA to recover these dues (July 2004).

83. Contesting the Audit observation, the Ministry in a note furnished to the Committee stated that recovery of Ground Rent and Licence Fee were being done on regular basis even before the Audit observations and DDA recovered Rs. 72.53 lakhs relating to the period 1997-98 to 2003-04 (*Appendix – V*).

84. Enquired about the action taken by DDA against concerned officials for not collecting in time the ground rent and license fee from the defaulting schools, the Ministry in their note replied as under:—

“This is a continuous process and also depends on the response of the allottees. However, the concerned officials and staff has been directed to monitor closely the process of recovery of arrears.”

The Ministry added:

“Due to continuous efforts to realize the outstanding Ground Rent by issuing defaulter notices and Non-Recovery Certificate (NRC) under Punjab Land Reforms Act, 1887, now only a sum of Rs.44.60 lakhs on account of ground rent remains to be recovered from 10 societies out of 26 defaulting Educational Societies pointed out by audit.”

85. In a subsequent note the Ministry informed the Committee that the outstanding amount recoverable as on 31-12-06 stood at Rs. 22.17 lakh.

86. The Ministry have further stated that in 21 cases DDA had issued non-recovery certificates under Punjab Land Revenue Act, 1887 for recovery of arrears.

87. Asked whether DDA had overhauled/proposed to overhaul the existing mechanism to ensure proper collection of Ground rent and licence fee so as to avoid accumulation of arrears in future, the Ministry submitted in their note as under:—

“To ensure effective improvement of the recovery of G.R. in respect of allotment of land to Educational societies, the following remedial steps have been taken:

1. The defaulter notices have been issued to all the lessees of Educational Societies during the period October 2004 to December 2004 with follow up by issue of reminders in January, 2005 and June, 2005.

2. As a result of effective steps taken for improvement of recovery of the G.R. discussed above, increase in the recovery of G.R. during the year 2004-05, 2005-06 have been noticed. It is also stated that an amount of Rs.105.00 lakhs has since been recovered towards G.R./ Licence Fee from the Educational societies after audit against the recovery pointed out.
3. The following mechanism is being implemented to deal with the problem of outstanding amounts of Ground Rent:
 - (i) The Computerization of D&C Ledgers in respect of Institutional Property have been taken up. D & C ledgers are also being updated on manual basis.
 - (ii) The work of recovery of G.R. has been outsourced by deploying in agency for this purpose in respect of Commercial, Industrial and Institutional Properties.
 - (iii) A post-dated cheque scheme is being launched to facilitate payment of arrears of Ground Rent by allottees in easy installments, which has been approved in principle.
 - (iv) A special drive was undertaken in October 2005 to issue notices to all defaulter lessees.
 - (v) Action under Punjab Land Revenue Act, 1887 is being taken for recovery as land revenue. Non-recovery certificates are being issued to the Asstt. Collectors to take further action.”

88. However, on being asked to furnish the latest total amount of outstanding dues pending recovery from the beneficiaries of DDA’s allotment of land for schools at concessional rates, the Ministry in a note submitted as under:—

“DDA has reported that as per demand and collection registers maintained in Institutional Accounts Branch, the total number of schools allotted land at concessional rates is 566. As on 31-12-06, the total amount of ground rent and licence fees outstanding against these schools is Rs.11.25 crore.”

89. Explaining the status of computerization in DDA for ensuring timely collection/ recovery of ground rent and licence fee from the allottees, the Ministry in a note stated as under:—

“DDA has reported that notices are being sent manually for recovery of ground rent and licence fees. Data base in respect of a large number of allottees has been prepared and for remaining properties, this work is in progress. Further it may also be informed that the computerization of Land Costing Wing will form a part of over all computerization of DDA termed as Integrated Management System (IMS). System Branch of DDA has already initiated steps in this regard.”

X. Land allotment to Education Institutions through Auction

90. The Ministry have informed the Committee that due to the fact that existing provisions under the Nazul Rules can be exploited by the unscrupulous societies, DDA has in the last 4 years carried out a complete reform of its institutional allotment policy. Accordingly, DDA has now initiated efforts in shifting the process from allotment of concessional land to the auction mode of disposal, which is more transparent, prevents circumvention of the allotment conditions and also rules out possible collusion in carving out plots for particular society etc. in respect of land for hospitals, higher/technical education institutes, clubs and partly for Community Halls. Even in respect of schools, proposal for changing the mode of disposal from allotment to auction is pending consideration in the Authority.

91. Elaborating on the issue of land allotment through Auction, the Ministry in a note stated that DDA's concessional land allotment policy in respect of various types of institutions is under review and out of 7 categories of institutions, 4 have already been put in the auction mode of disposal. The only categories that remain in the allotment mode are religious sites, schools and misc./residual institutions. Even for schools, a proposal to review the mode of disposal is presently under the consideration of the Authority. Separately, the issue of enhancement in the zonal variant rates for allotment of such land is being considered in order to ensure that the differential between the zonal variant rate and the market rate is reduced.

92. The Ministry have further stated that a decision has already been taken by DDA to provide land by way of auction in respect of institutes of higher and technical education. In respect of schools, however, various options for ensuring how the objective of allotting land to school at concessional rates can be best met are under consideration and no decision has yet been taken in this regard. Allotments have also been put on hold till a final decision is taken in consultation with the GNCTD in the matter of mode of allotment of land to schools in Delhi.

93. Asked whether exploitation of the loopholes in Nazul Rules by unscrupulous societies can be rectified by revamping the existing criteria for selection of beneficiaries for concessional allotment of land so, that only the genuine societies are selected, the Ministry in a note submitted as under:—

“The existing criteria are required to be revamped. However, in this context, it is mentioned that howsoever stringent eligibility criteria may be, it is only in the post allotment stage and during the actual operation of the school that problems relating to violations of conditions such as compliance of freeship which are now being surface faced. Hence, it would be desirable to change the mode of disposal of land allotment, and to strengthen the monitoring by GNCTD in case of schools that have already been allotted land.”

94. On being asked about the current status of the proposal for switching over to auction system, the Secretary, Ministry of Urban Development during evidence deposed as under:—

“I am only mentioning about one of the suggestions that have come. I am not saying so from my side. The other contradiction, which we are trying to

manage, is this. A charitable institution takes land because that is what the Nazul Rules say. Nazul Rules say that there should be a charitable institution. In due course of time the charitable institution starts acquiring wings and then it becomes a huge commercial machine and it becomes an industry. If that is the experience, then would it not be better that let there be a percentage of schools which are in the public domain, which are in the Government and municipal bodies, and let there be schools in the private domain as happens everywhere in the world, which buy at the market prices? Their fee structure and everything else is driven by the market. Let them just follow that.

It is obtaining everything in the world. There are schools funded by the public. I have been suggesting that we should have 45 to 50 per cent of the total plots reserved for Government schools, municipal bodies, corporations, Kendriya Vidyalayas and all other organisations of the State Government etc. and the remaining 50 percent plots should be auctioned. There is also a view as to why they should be auctioned, and as to what will happen to the poor students. The moment you try and compromise this, to begin with, it may start with charity and poor but in due course of time everybody gets tempted and they start making money. They become only-spinning machines. All these schools which came up initially and which had these conditionalities, I am sure, initially must have fulfilled them. I am only referring to the contradiction, which needs to be sorted out.

A question was asked as to whether we have resorted to auction not only in hospitals and such institutions but also whether we are doing it in schools. As of now, schools are not on auction mode. Although I had pleaded that after giving the first right of refusal to the public bodies in the Government we should keep schools in private domain and let there be no subsidy element involved so that there are no conditionalities. It is because conditionalities under the best of circumstances get subverted over a period of time. If they do not get subverted institutionally they get subverted in terms of individual being subverted. They will start giving all kinds of false certificates etc. The system gets spoiled. In my view it is a neat and clean arrangement but it is a debatable issue.”

The witness added:—

“The auctioning proposal was put up to the Authority. It was discussed but no final decision could be taken but it was not in this formulation which I have now suggested informally to the Lieutenant Governor that you give first right of refusal to the public bodies.”

XI. Amendment to Delhi School Education Act, 1973

95. The Ministry of Urban Development have made a suggestion to the Directorate of Education, Government of NCT of Delhi for amending the Delhi School Education Act and Rules, 1973 to incorporate a provision stipulating adherence to the condition of freeship as a necessary pre-condition for grant of recognition and if any school

fails to comply with the same, it would attract de-recognition and/or taken over of the management of the school. This would provide legal backing to the enforcement of the condition of freeship in addition to taking action in terms of the lease conditions.

96. Elaborating the matter, the Secretary, Ministry of Urban Development during evidence stated as under:—

“There is no linkage between the Education Act’s provisions and the terms and conditions of the allotment letter that is given here. Under the Education Act, the action that can be taken by the Department, which is the regulatory Department, is either to derecognise the school or to take over the management of the school, if certain conditions are not fulfilled. Therefore, I had submitted in my last appearance before the hon. Chairman of the PAC that we need to establish this linkage by amending the Delhi School Education Rules whereby one of the condition should be that any school which would continue to impart education will also have to subscribe to the terms and conditions of the allotment of land by DDA and any violation thereof would constitute a violation under the Act and Rules. This is the missing link.”

97. The Committee sought to know the views of the Government of NCT of Delhi on the Ministry of Urban Development’s suggestion for amendment to DSE Act, 1973 regarding de-recognition of erring schools and taking over their management. The Directorate of Education, Government of NCT of Delhi in their note stated that the matter is under their examination.

98. To a related query, the Secretary (Education), Government of NCT of Delhi during evidence stated:—

“We have already initiated action to amend the Delhi School Education Act and over a period of time this rule also will come into force.”

XII. Lapses in inspection of schools by the Directorate of Education

99. As regards compliance of directions of the Delhi High Court by the public schools in the matter of providing freeships to the students from weaker section, the Directorate of Education, Government of NCT of Delhi, in a note have informed the Committee that the Department had issued orders on 27.04.2004 and also had issued public notices to make general public aware of the freeship quota available in unaided recognized schools. The Deputy Directors of Education of the districts were declared Liaison Officers to facilitate monitoring the process of admissions sought under freeship quota. The department is compiling information regarding such admissions for every academic year and instructions have been issued to Education Officers also directing them to verify the details of such admissions at the time of inspection of the school.

100. Asked about the number of inspections carried out jointly by DDA and Directorate of Education, Government of NCT of Delhi to check the deviations/non-compliance of schools to the condition of providing freeship as also of the level of

coordination between DDA and Directorate of Education, Government of the NCT of Delhi in this regard, the Ministry submitted in their note as under:—

“So far, no joint inspection of schools has taken place. Inspections are done by the Directorate of Education as far as adherence to the freeship condition is concerned and breach of condition, if detected, is then reported to DDA for action under lease terms. For this purpose, DDA and GNCTD are currently coordinating by way of discussions and correspondence.”

101. The Committee enquired about the details of the inspections of schools carried out by the Directorate of Education, under the provisions of Delhi School Education Act, 1973 including their main findings along with the follow up action taken by the Directorate of Education. In response, the Ministry submitted in a note as under:—

“Under the provisions of Delhi School Education Act, 1973, during the academic session 2005-06, panel inspections were carried out in respect of nearly 126 schools under Rule 190 read with section 24(2). Findings in respect of each school are different for each individual school. However, one can broadly say that some of the main irregularities observed pertain to improper maintenance of service records of employees, employing over-aged staff in violation of RRs. As follow-up action, these irregularities are communicated to the school and directions are issued to rectify these in a stipulated period. In case of non-compliance, action under provision of Delhi School Education Act & Rules, 1973 is initiated against the school.”

XIII. Donation fee

102. The Committee pointed out that huge amounts were being collected as donation fee under various forms by the private schools from the parents of the children seeking admission in Delhi which has assumed alarming proportions in the recent years. Many of the beneficiary societies, which have availed land at concessional rates from DDA on the condition of providing freeship to the underprivileged children were also stated to be collecting huge money from admission seekers as donation fee on one pretext or the other.

103. The Committee desired to know whether DDA/Directorate of Education have taken a *suo-motu* case against such schools. In response, the Directorate in a note stated as under:—

“Whenever such matters against schools are reported in the newspapers or any complaint is received, the Department takes action against the concerned school as per provisions of the Act. The department is not aware of any case of evasion of income tax by such societies.”

104. Replying to a related query, the representative of Delhi Government stated during evidence as under:—

“Regarding the issue of donation being charged by the schools in the admission process, as per the Act, no school shall take donations linked to admissions. It is already there in the Act. What is happening on the ground

is that most of the schools take these donations and show them as donations to societies who are running the parent schools voluntarily. It is not shown as money collected by the schools. So, we do not get any complaint in writing as such that this school has charged the donation from me specifically linked to admissions. If we get those complaints, then we can always take actions. In any case, the independent nursery schools are not being looked after by the Directorate.”

PART - II

OBSERVATIONS AND RECOMMENDATIONS OF THE COMMITTEE

105. The Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981 popularly known as the Nazul Rules provide for allotment of Nazul lands to educational institutions, *i.e.* schools, colleges and universities at concessional rates with the primary objective of serving a public purpose of facilitating establishment of or extending educational facilities particularly for the weaker sections of society. Rule 20 stipulates *inter-alia* that allotment of land at concessional rates may be made to a society, which is registered under the Societies Registration Act, 1860, is of a non-profit making character and is sponsored or recommended by a Department of the Delhi Government or a Ministry of the Central Government. From the year 1990 onwards such allotments have been made subject to certain terms and conditions which stipulate that the beneficiary schools will ensure admission to students belonging to weaker sections of society to the extent of 25 per cent and grant freeships from the tuition fees in accordance with the rules prescribed by the Government of National Capital Territory of Delhi from time to time. During the period 1990-91 to 2003-2004 DDA allotted land at concessional rates to 381 registered societies for establishing schools on such quantified terms and conditions.

106. Audit conducted a review between April to July 2004 with a view to assess the extent to which the stated public objective of the allotment of land at concessional rates to educational institutions was achieved and to review compliance of schools with the terms and conditions of concessional land allotment. For this Audit scrutinized the records of the Institutional Land Branch of DDA relating to allotment of land to educational institutions during the period 1990-91 to 2003-04 and relevant linked records from the Directorate of Education, Government of NCT of Delhi, which was the sponsoring department for the allotment of land at concessional rates. Audit selected 90 cases for detailed scrutiny out of 381 beneficiary societies, which were provided land at concessional rates during the aforesaid period. Test check by Audit revealed that 46 out of 90 schools were yet to be functional despite lapse of the stipulated period of two years, while as many as 133 out of the 381 beneficiary societies failed to provide the stipulated 25 per cent reservation for children from the weaker sections as of March 2004. Worse still 343 schools hiked their tuition fees by 5 per cent to 44 per cent without the requisite approval of the Directorate of Education in violation of the terms of allotment. Further, there was no established mechanism for ascertaining breaches of terms of allotment and consequently remedial action for ensuring adherence to the freeship norms was conspicuously non-existent. The Committee are constrained to observe that though the policy of land allotment at concessional rates to educational societies by DDA was introduced with the primary objective of spreading out quality education to the underprivileged children through private schools,

however, the scheme has not been able to achieve the intended objective due to failure in its implementation in the right earnest, both by DDA as the implementing agency and Government of NCT of Delhi as the sponsoring agency. This will be amply corroborated by the Committees findings dealt with at length in the succeeding paras.

(Recommendation Sl. No. 1)

107. Rule 20(d) of the Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981 stipulates that no allotment shall be made unless the institution is in possession of sufficient funds to meet the cost of land and the construction of buildings. This provision was made to ensure that construction of buildings by the institution is completed within a reasonable time so that the purpose of the allotment is achieved. The Committee regret to note that despite this clear stipulation, DDA failed to ensure the financial status in respect of 27 societies to meet the cost of land and construction of buildings, before allotting the land to these societies whose declared financial resources were not enough to even meet the cost of land. Thus, it is evident that DDA had allotted land at concessional rate to 27 societies which were other wise ineligible. The Secretary, Ministry of Urban Development have contended that there is a dichotomy between Sub Rules (c) and (d) of Nazul Rules. While Sub Rule (c) says that allotment has to be made only to non-profit making *i.e.*, charitable societies, Sub Rule (d) says that the society should be in possession of sufficient funds to meet the cost of land and construction of school building. According to him, to expect that a society should *ab-initio* have in its bank balance not only sufficient funds to meet the cost of land which is substantive but also substantial funds for meeting the cost of construction would be expecting too much from a charitable society. The Committee do not accept the contention of the Secretary, Ministry of Urban Development. They are of the view that going by the spirit of the Nazul Rules, it is clear that only those societies which have sufficient financial resources and whose motive is not to make profit should be given land at concessional rates. What is surprising is the fact that even assuming that there is a contradiction between Sub Rules (c) and (d) of Nazul Rules, it is evident that the Ministry of Urban Development have not taken any action to amend the Nazul Rules with a view to remove the contradiction therein. What is intriguing is the fact that it is only after the Committee have taken up the subject for examination that the Ministry have woken up and realized that there is a contradiction in Nazul Rules. Obviously there did not exist any mechanism in DDA to verify or cross check the financial credentials of the society that has been sponsored by Delhi Government, which is anything but regrettable. The Committee cannot but deprecate the casualness and the lackadaisical approach displayed by DDA to such an importance aspect, which in the ultimate analysis had led to failure of the scheme. The Committee recommend that necessary guidelines should be laid down by the Ministry of Urban Development/DDA so that land at concessional rates could be allotted to only such societies after ensuring that they have sufficient financial resources of their own or have tied up with Banks & other financial institutions for securing loans so that construction of schools building and their functioning is done within a reasonable period.

(Recommendation Sl. No. 2)

108. As per the allotment letters issued by the Institutional Branch of DDA, the beneficiary societies are required to complete the construction of the school buildings and commence functioning of the schools within two years from the date of taking possession of the land. The Committee are, however, concerned to note that DDA granted extension of time for construction of school buildings to 27 societies on the grounds of inadequacy of funds and gave permission to 17 societies to mortgage the allotted land to raise loans to meet the cost of construction. Further, in 11 cases extension of time was permitted beyond normally permissible five-year period. This clearly shows that there were deficiencies in the selection process of beneficiary societies both at Institutional Allotment Committee (IAC) level of Delhi Government as well as at the Land Allotment Advisory Committee (LAAC) of DDA, which had led to selection of inadmissible societies. The Ministry have informed the Committee that earlier the maximum period allowed for construction of buildings on payment of composition fee was 20 years, which has now been reduced to 10 years for all new allotments. However, for all surviving leases where construction has not been undertaken even after 10 year period, the allottees have been given time limit upto 31.12.2007 to complete the construction. The Committee are of the view that 10 years is too long a period for construction of school buildings which would not only lead to a huge time lag between the demand and supply of number of seats for admission, but also give enough scope for misuse of land by the beneficiary societies. The Committee, therefore, recommend that the Ministry of Urban Development should examine the feasibility of further reducing the maximum period allowed for construction of school building to six years, so that the social objective of concessional land allotment can be achieved in a reasonable time period. They also recommend that the guidelines/norms for allotment of land to societies needs to be made more stringent as well as friendly to the cause so as to ensure selection of only genuine charitable institutions, with sound financial resources and which can adhere to clear cut time limit in the construction of school buildings as well as operationalisation of the schools. They also desire that DDA should carry out necessary amendment to the Nazul Rules so that societies which fail to complete construction of school buildings and make schools functional within a maximum period of six years of allotment, their allotment of land should be cancelled. Provision for prohibiting transfer or resale of the allotted land to a third party should also be made to help prevent commercial oriented societies from applying for institutional land at concessional rates.

(Recommendation Sl. No. 3)

109. The rate of composition fee levied for non-construction of buildings by the societies within the stipulated time limit was hitherto @ Rs. 5 per square metre for plots measuring upto 500 square in the fourth year and Rs. 10 per square meter in the fifth year. The Committee find that the composition fee being very nominal, the same could have been easily paid by the societies. Thus the low rate of composition fee hitherto levied had failed to serve as an effective deterrent for delayed construction of buildings by societies. After taking up the matter by the Committee, the composition rates have since been revised to @ Rs. 10 and Rs. 20 respectively in the 4th and 5th years. The Committee consider that even the revised rates are

still very low and would not act as a deterrent against the erring societies. What is surprising is the fact that in respect of plots measuring above 500 square metres, no penal fee is charged after elapse of stipulated time, *i.e.*, in the fourth and fifth years of allotment thereby giving encouragement to the societies for delayed construction of buildings. This loophole provides ample scope to certain societies to misuse their vacant plots by way of subletting etc. by repeatedly obtaining extension of time for constructing school buildings from DDA. With a view to ensure that the Societies operationalise the schools at the earliest and do not put the plots for misuse, the Committee recommend that DDA should also impose composition fee in respect of institutional plots measuring above 500 square metres after elapse of stipulated time *i.e.*, in 4th and 5th years of allotment. The composition fee should also be further increased so that it can act as a disincentive and effective deterrent compelling the land allottees to expedite construction of school buildings at the earliest. The Committee would also like DDA to apprise them of the measures taken to identify those societies, which have misused their vacant plots after obtaining extension of time.

(Recommendation Sl. No. 4)

110. The Committee note that 15 societies have been allotted more than one plot of land by DDA at concessional rates for setting up of schools on the ground that these Societies have proven track record and experience in running schools. However, the Committee regret to note that out of these 15 societies, 13 societies were found not adhering to the stipulated conditions of providing freeship to the students from weaker sections. Obviously DDA had failed to verify the credentials of these societies and their compliance of the terms and conditions of concessional land allotment, which shows the utter callousness shown by the concerned DDA officials in implementing the policy of concessional land allotment. The Committee recommend that DDA should now evolve a policy to restrict allotment of more than one plot strictly to those societies which not only have proven track record of being genuine charitable institutions but also found adhering to the stipulated conditions including freeship condition. Needless to point out that the Government agencies should enforce strict compliance of the stipulated conditions.

(Recommendation Sl. No. 5)

111. The Committee are concerned to note that out of 381 societies to which land at concessional rates had been allotted by DDA, as many as 133 societies had failed to fulfill their obligation of providing the stipulated reservation/freeship for children belonging to weaker sections as of March 2004. Out of these societies, 88 schools *i.e.* 66 per cent were not at all adhering to the condition of providing reservation to the children of weaker sections, thereby defeating the primary objective of the concessional land allotment policy. The number of defaulting societies rose to 178 as per an analysis jointly carried out by DDA and Directorate of Education, Government of National Capital Territory of Delhi. The Ministry of Urban Development have attributed their failure in monitoring the compliance of the schools to the terms and conditions of allotment, to the organizational constraints and lack of administrative resources. The Secretary, Ministry of Urban Development also

submitted before the Committee that there would be limitations in monitoring the operational aspects of functioning of a large number of schools in view of the existing organizational structure and expertise of DDA. The Committee find the explanation given by the Ministry of Urban Development as totally untenable since DDA being the nodal agency for implementation of the scheme was supposed to have anticipated their organizational constraints and taken measures for removal of the same well before introducing the policy of concessional land allotment to education institutions. That this has not been done is inexplicable. What is more surprising is that DDA had woken up to the fact that they did not possess the necessary mechanism to enforce the conditions of land allotment only after a writ petition was filed in the Delhi High Court in the matter. The Secretary (Urban Development) was candid in his admission that violation of terms and conditions of concessional land allotment came to their notice only after a case was filed in the Delhi High Court in 2004. This only shows the degree of apathy and lackadaisical attitude exhibited by DDA in discharging its duties as well as failure of the administrative Ministry in monitoring the functioning of DDA. Thus in the absence of proper supervision and effective remedial action in monitoring the compliance of schools to the reservation and freeship conditions, either by DDA or by the Delhi Government, the social objective of providing quality education to children of weaker sections of the society through private schools could not be achieved. The Committee recommend that Ministry of Urban Development should constitute an expert Committee to examine the implementation of Concessional Land Allotment Policy of DDA in its entirety, with a view to analyse the reasons for the failure of the scheme and to suggest corrective measures for its proper implementation.

(Recommendation Sl. No. 6)

112. Another area of concern relates to non-existence of an established mechanism in DDA for identifying breaches of terms of allotment so as to enable timely remedial action and proper demarcation of responsibilities between DDA and the Directorate of Education, Government of NCT of Delhi for enforcement of the terms of allotment at concessional rates. While the Ministry were of the view that the Schools being under administrative jurisdiction of Directorate of Education, Government of National Capital Territory of Delhi, the freeship conditions can be best monitored by that department for ensuring compliance. The Directorate of Education, GNCTD maintained that the instances of violations of terms and conditions, by the societies has to be checked through inspections etc. conducted by the organization responsible for allotment or lease conditions. The Committee regret to observe that the replies of both DDA and Government of National Capital Territory of Delhi (GNCTD) were evasive and try to cover up their shortcomings/failures in performing their respective roles. While DDA had tried to pass the buck to the Government of National Capital Territory of Delhi obviously to cover up its failure in setting up an institutional mechanism for monitoring the compliance of schools to the terms of allotment, on the other hand, the Directorate of Education as the sponsoring agency of societies and having been empowered by the Delhi School Education Act, 1973 which enable de-recognition of schools and taking over of their management in certain circumstances, have sought to abdicate its responsibility and shift the blame

entirely on DDA. As a result of this, the objectives of Nazul land Rules and the purpose for which the same have been formulated could not be achieved. This situation could have been avoided had DDA shown foresightedness and incorporated necessary provision in the allotment letters issued to the beneficiary societies making the Directorate of Education, GNCTD, as the nodal agency responsible for enforcing the terms and conditions of concessional land allotment. The Committee find this highly regrettable. The Committee note that Hon'ble Delhi High Court in its order dated 20th January 2004 had directed that it is the responsibility of the Government of NCT of Delhi to frame the required rules, if any, for ensuring/monitoring compliance of condition of freeship and that it would be the duty of DDA to take action against any society committing breach of the condition after receiving intimation to this effect from GNCTD of such violations. The Committee expect that both DDA and the Directorate of Education would take necessary steps in this regard and put in place a suitable joint mechanism for identifying the breaches of freeship norms by the beneficiary schools and take appropriate action against the delinquent schools.

(Recommendation Sl. No. 7)

113. The Committee have also been informed that the Directorate of Education, Government of NCT of Delhi had issued an order on 27th April, 2004 making it necessary for all recognized unaided schools in Delhi to provide 20 per cent freeship to the students belonging to Economically Weaker Sections irrespective of whether the land has been allotted at concessional rate or not. Based on this order, 601 schools, which were allotted land at concessional rates by land owning agencies as well as those, which are on the private land, were found to be defaulting for the academic year 2004-05. Show cause notices were issued to 81 schools with a stipulation that their recognition will be withdrawn on account of this default. However, further action could not be taken against the defaulting schools under Delhi School Education Act, 1973 by the Department as the Hon'ble High Court of Delhi issued stay order on 04.02.2005 restraining the Department to take any punitive action against these schools for their default. In response, the Directorate of Education had filed a Leave Petition Appeal (LPA) against the stay order in August 2005. The matter is stated to be still pending before the Hon'ble High Court. The Committee expect the Ministry of Urban Development and DDA to approach the Court for early hearing and disposal in the matter. They would await conclusive action in the matter.

(Recommendation Sl. No. 8)

114. Pursuant to the Writ Petition filed in the Delhi High Court, Delhi Government provided a list of 178 defaulters to DDA to whom land was allotted by the DDA. Subsequently, Directorate of Education had identified 33 schools where it had found zero compliance of freeship norm. Out of these, DDA had cancelled the land lease of Bal Bharti School, Rukmani Devi, Gyan Mandir, and Pinnacle School which were the biggest defaulters with zero per cent compliance to the freeship condition and accordingly initiated proceedings for eviction under Public Premises (Eviction of Unauthorised Occupants) Act. The Ministry, however, expressed a view that large-

scale cancellation of land allotment to the defaulting schools may not be desirable or appropriate as it may jeopardize the careers of numerous children by not allowing them to appear in the examinations. The Ministry suggested that a more practical approach for taking action would be taking over of the management of schools by the Directorate of Education, GNCTD in terms of Delhi School Education Act, 1973. While taking note of the adverse impact of large scale cancellation of land allotment to the defaulting schools on the careers of thousands of children, nevertheless the Committee feel that this inexcusable act of breach of freeship norms by defaulting schools warrants imposing of penalties by DDA and the Directorate of Education, GNCTD. The Committee, therefore, desire that the Ministry of Urban Development/ DDA in coordination with the Directorate of Education, GNCTD should find ways and means to penalise the defaulting schools including taking over of their management so that this will act as a deterrent to the other schools from violating terms and conditions of concessional land allotment.

(Recommendation Sl. No. 9)

115. The Committee have been informed that DDA had made a request to the Government of Delhi for appointing two Government representatives on the Governing Bodies of the beneficiary societies with a view to ensuring compliance of freeship condition. The Committee welcome this initiative, which if properly implemented, would help in exerting pressure on the school management in ensuring compliance of the Government directives including freeship norm. The Committee express the hope that the Ministry of Urban Development would pursue the matter with the Directorate of Education, GNCTD so that they take necessary steps for amending the Delhi School Education Act, 1973 enabling the appointment of Government representatives in the Governing bodies of all the beneficiaries Societies. The Committee also desire that they should be apprised of the progress made in this regard.

(Recommendation Sl. No. 10)

116. According to the terms and conditions of allotment of land at concessional rates, no increase in the rates of tuition fees would be effected without the prior approval of the Director of Education, Government of Delhi. The institutes were also to follow the provisions of the Delhi School Education (DSE) Act 1973 and the rules framed thereunder in this regard. The Committee are concerned to note that as of March 2004, as many as 343 out of 381 schools had hiked tuition fees and other charges without the prior approval of the Directorate of Education, GNCTD in violation of the provisions of the DSE Act, 1973. The quantum of hike ranged from 5 per cent to 44 per cent. However, show cause notices could be issued to only 185 defaulting schools by the Directorate of Education in May 2004 and their further reply was awaited as of December 2004. While no action had been taken against the remaining 158 erring schools, the so-called action taken in the cases of 42 defaulting schools, which have responded to the show cause notice, were limited to directing the District authorities to take action against the defaulting schools, which in turn issued reminder notices to them and no compliance report could be compiled. What is surprising is the fact that even after receiving information from Delhi

Government for non-compliance of terms & conditions of land allotment by beneficiary schools, DDA did not take any effective action, which is anything but inexplicable. The Committee fail to understand as to why DDA and the Directorate of Education, GNCTD chose to remain mute spectators and did not take action against those schools which have unauthorisedly hiked their tuition fees till Delhi High Court took cognisance of the matter through a Writ Petition. The Directorate of Education, GNCTD have informed the Committee that under Section 17(3) of Delhi School Education Act, 1973, the manager of every recognized school shall, before the commencement of each academic session, file with the Director a full statement of the fees to be levied by such school during the ensuing academic session, and except with the prior approval of the Director, no such school shall charge, during the academic session, any fee in excess of the fee specified by its manager in the said statement. The Directorate of Education can take action against the schools only if it increases the fee during the academic session in excess of the fee structure submitted under section 17(3). What is intriguing is the fact that the reply of the Directorate of Education is conspicuously silent with respect to the action taken against the schools that have enhanced tuition fee without prior approval of the Directorate of Education as pointed by Audit. The Committee cannot but conclude that the Directorate of Education have miserably failed to implement the Delhi School Education Act, 1973 in so far as tuition fee charged by private schools is concerned. The Committee recommend that the Ministry of Urban Development/DDA in consultation with the Directorate of Education should analyze the reasons for this criminal negligence and apathy displayed by the concerned officials in the matter and also fix responsibility on the officers found responsible for this grave lapse. The Committee hope that the Ministry of Urban Development/DDA and GNCTD would draw lessons from this episode and take suitable effective remedial measures to prevent such grave lapses from recurring.

The Committee note that, though Section 17(3) stipulates that the private schools cannot enhance the school fee except with the prior approval of the Director during an academic session, however, no guidelines/norms appears to have been laid down for deciding the quantum of increase of tuition fees as well as justification for the same. The Committee therefore, recommend that the Ministry of Urban Development should impress upon the GNCTD to formulate guidelines/parameters for permitting extent of hike in the tuition fee by the schools and this should be reviewed and approved by a Committee setup for this purpose, so that schools do not resort to hike in tuition fees every year as a matter of routine.

(Recommendation Sl. No. 11)

117. The Committee note that as on 31 March, 2004, an amount of Rs.1.88 crore (Rs. 1.70 crore as ground rent and license fee and Rs.18.05 lakh as interest accrued thereon) was outstanding against 89 societies for the period 1997-1998 to 2003-2004. The Ministry have informed the Committee that as on 31.12.2006, an amount of Rs. 22.17 lakh was outstanding from the 89 beneficiary societies. What is surprising to the Committee is the fact that even after the work of recovery of dues was assigned to M/s IndusInd Bank, the total amount of ground rent and licence

fees outstanding against all the 566 beneficiary societies to which concessional land had been allotted still remained at Rs. 11.25 crore as on 31.12.2006. The Committee are not convinced with the reply of the Ministry that recovery of dues is a continuous process and depends on the response of the allottees. The Committee are of the opinion that despite having adequate powers to recover the dues as arrears of land revenue under the DDA Act, 1957 and the Punjab Land Revenue Act, 1887, no urgent and appropriate/effective action had been initiated by DDA for collecting/recovering the ground rent and license fee in time from the defaulting schools leading to accumulation of huge outstanding arrears. The Committee desire that DDA should take immediate measures whereby all the pending dues are recovered within 3 months from presentation of the Report failing which compound interest should be charged against the defaulters. With the ongoing updation and computerization D&C Ledgers in respect of Institutional property and outsourcing of the work of recovery of Ground Rent, the Committee hope that DDA would not let accumulation of outstanding dues on account of ground rent and license fee, in future.

(Recommendation Sl. No. 12)

118. The Committee were informed that keeping in view the fact that existing provisions under the Nazul Rules are prone to exploitation by the unscrupulous societies DDA had initiated steps for a shift in the policy of land allotment to Educational Institutions from the present concessional mode to the auction system of disposal, which is stated to be more transparent and prevents circumvention of the allotment conditions and also rules out possible collusion in allotment of plots for a particular society etc. It has been stated that this policy had already been applied in respect of land allotment for hospitals, higher/technical education institutes, clubs and partly for Community Halls. In respect of schools, the proposal for changing the mode of disposal from allotment to auction is stated to be pending for consideration in the DDA and as a consequence, allotment of land to schools has been put on hold till a final decision in the matter of mode of allotment is taken in consultation with the Government of Delhi. The Committee express their apprehension that the proposed policy of allotment of land to schools through auction would result in total commercialization of education as this would enable only commercially oriented societies/corporate houses with profit motive to purchase the land outbidding the genuine charitable societies with limited financial resources. This would not only make the already expensive school education totally unaffordable and beyond the reach of common people, but will also result in deprivation of quality education to the poor children belonging to economically weaker section. The Committee are of the considered view that the exploitation of the loopholes in the existing Nazul Rules by the unscrupulous societies could be eliminated by carrying out necessary amendments therein, besides revamping the existing selection process to ensure selection of genuine charitable societies. The Committee are of the considered opinion that providing education to socially disadvantaged and weaker sections of the society is one of the primary responsibilities of the State, which cannot be left to the market forces. They therefore, recommend that Government should shelve their proposal to allot Nazul land to schools through auction.

(Recommendation Sl. No. 13)

119. Under Delhi School Education Act, 1973 inspection of schools are carried out by the Directorate of Education and breaches of conditions of land allotment by beneficiary schools if any detected, are reported to DDA for taking action. The Committee are however concerned to note that inspection of the schools had not been carried out properly by the Directorate of Education, Government of NCT of Delhi so much so that the Directorate even could not furnish the number and details of inspections carried out to check the deviations/non-compliance of schools to the condition of providing freeship to poor children as well as to oversee the overall functioning of the schools under its governance. The Committee have been informed that during the academic session 2005-06, panel inspections were carried out in respect of nearly 126 schools under Rule 190 read with Section 24(2). The main irregularities observed in these inspections pertained to improper maintenance of service records of employees, employing over-aged staff in violation of Recruitment Rules. However, there was no reference in the inspection reports about the status of compliance of schools to the freeship/reservation condition, thereby revealing a serious deficiency in the inspections carried out by the Directorate. This shows that the inspection reports were not properly appraised in the Department, which only points to the casualness and lackadaisical attitude displayed by the Directorate of Education, Government of NCT of Delhi to such an importance aspect. The Committee recommend that the Ministry of Urban Development should impress upon the Directorate of Education, Government of National Capital Territory of Delhi to completely revamp their inspection machinery so that inspection of schools are carried out at regular intervals by the Directorate with a view to enforcing the strict adherence to the freeship norms by the beneficiary schools. They further recommend that DDA in consultation with the Directorate of Education, Government of National Capital Territory of Delhi should examine the feasibility of setting up a mechanism where under inspections can be jointly carried out by DDA and the Directorate of Education in so far as implementation of terms and conditions of concessional land allotment is concerned.

(Recommendation Sl. No. 14)

120. The Committee are happy to note that the Ministry of Urban Development had made a proposal to the Directorate of Education, Government of NCT of Delhi suggesting amendment to the Delhi School Education Act, 1973 and Rules framed thereunder for incorporating a provision stipulating adherence to the condition of freeship as a necessary pre-condition for grant of recognition and any school that fails to comply with the same, would attract de-recognition and/or taking over of the management of the school. As per this proposed amendment, any violation of terms and conditions of allotment of land would constitute a violation under the DSE Act and Rules framed thereunder and would provide legal backing to the enforcement of the condition of freeship in addition to taking action in terms of the lease conditions. The Committee welcome the proposed amendment and urge upon the Government of National Capital Territory of Delhi to take necessary steps for carrying out amendment to the Delhi School Education Act, 1973 expeditiously so that enforcement of freeship norms and other conditions of concessional land allotment are implemented in the right earnest.

(Recommendation Sl. No. 15)

121. The Committee are perturbed to note that there is very little or no publicity in the media informing the general Public about the availability of freeship for students belonging to economically weaker sections in the schools set up under the concession land allotment policy of DDA. As a result many a time parents do not come to know about freeships available in these schools, thereby defeating the very purpose of the objective for which the policy has been laid down. The Committee, desire that wide publicity should be given by DDA/ the Directorate of Education GNCT of Delhi about the availability of freeships in schools in different newspapers/ media so that economically weaker sections of the society come to know about availability of the freeships in the beneficiary schools. The beneficiary schools should also be instructed to clearly specify their social obligation of providing freeship to underprivileged children while notifying admission procedure to public. A mention should be made in the brochure/prospectus for admission about the availability of freeships and reservation to wards of weaker sections. It should be made compulsory for the beneficiary schools to display signboards clearly stating that they are the beneficiaries of the concessional land allotment policy of DDA for the purpose of providing 25 per cent freeship to under privileged children along with the total number of seats available in each class alongwith number of seats reserved/earmarked for freeship to economically weaker sections.

(Recommendation Sl. No. 16)

122. The obnoxious practice of charging huge money from admission seekers as 'donation' fee on one pretext or the other is widely prevalent amongst the private schools in Delhi leading to widespread commercialization of education in the capital. The Committee are of the considered view that these schools are not supposed to be run on commercial lines and collect hefty 'donation' fee in the guise of various forms of Development Charges etc. but act as charitable societies with the social obligation to help less privileged sections of the society in the form of providing a reasonable freeships. The Committee recommend that Government should take necessary steps in consultation and cooperation of GNCTD to prohibit private schools especially the ones which were allotted land at concessional rates by DDA from accepting donation fee from admission seekers and take stringent action against those schools indulging in such malignant practice. The Committee also recommend that Government in coordination with GNCTD should lay down criteria/ norms specifying clearly the limits of development charges and other charges that can be collected by the various private schools from the parents.

(Recommendation Sl. No. 17)

NEW DELHI;
19 April, 2007

29 Vaisakha, 1929 (Saka)

PROF. VIJAY KUMAR MALHOTRA,
Chairman,
Public Accounts Committee.

ANNEXURE I

MINUTES OF THE 12th SITTING OF THE PUBLIC ACCOUNTS COMMITTEE
(2005-2006) HELD ON 30th SEPTEMBER, 2005

The Committee sat from 1600 hrs. to 1715 hrs. in Committee Room 'B', Parliament House Annexe, New Delhi.

PRESENT

Prof. Vijay Kumar Malhotra - *Chairman*

MEMBERS

Lok Sabha

2. Shri Ramesh Bais
3. Dr. M. Jagannath
4. Shri Raghunath Jha
5. Shri Brijbhushan Sharan Singh
6. Shri Tarit Baran Topdar

Rajya Sabha

7. Shri Prasanta Chatterjee
8. Shri R.K. Dhawan
9. Shri Jairam Ramesh
10. Prof. R.B.S. Varma

SECRETARIAT

1. Shri S.K. Sharma — *Additional Secretary*
2. Shri Ashok Sarin — *Director*
3. Smt. Anita B. Panda — *Under Secretary*
4. Shri M.K. Madhusudhan — *Under Secretary*

Officers of the C&AG of India

1. Shri U. Bhattacharya — *ADAI*
2. Shri R.N. Ghosh — *Pr. Director (AB)*
3. Shri R.K. Ghose — *Accountant General (Audit), Delhi*

Representatives of Ministry of Urban Development

1. Shri Anil Baijal — *Secretary*
2. Shri P.K. Pradhan — *Joint Secretary*

Representatives of Delhi Development Authority

1. Shri Dinesh Rai — *Vice-Chairman*
2. Shri A.K. Patnaik — *Finance Member*
3. Shri V.K. Sadhoo — *Pr. Commissioner*

**Representative of Department of Education,
Government of NCT of Delhi**

Shri Vijay Kumar — Director (Education)

2. At the outset, the Chairman, PAC, welcomed the Members and Audit Officers to the sitting of the Committee. The Officers of the Office of C&AG of India briefed the Committee on specific points arising out of the Audit Paragraph 4.1 of the Report of C&AG of India for the year ended March 2004, Union Government (Civil – Autonomous Bodies), No. 4 of 2005 relating to “Allotment of Land to Educational Institutions by Delhi Development Authority”.

3. Thereafter, the representatives of the Ministry of Urban Development, Delhi Development Authority and Department of Education, Government of NCT of Delhi were called in. At the outset, the Secretary, Ministry of Urban Development, gave a brief account of the factual position with regard to Audit findings. The Committee then sought clarifications on some points, which were duly replied by the representatives of Ministry of Urban Development, Delhi Development Authority and Government of NCT of Delhi.

4. After some discussion, Chairman directed the representatives of the Ministry of Urban Development, Delhi Development Authority and Department of Education, Government of NCT of Delhi to apprise the Committee, within one month, of the precise action taken by them against the defaulting schools such as derecognition and taking over of their management, cancellation of land allotted to them for violation of Delhi School Education Act, 1973 and terms and conditions of allotment of land etc . The Committee decided to meet again after a month to hear the views of the concerned Ministries/Organisations in this regard.

5. A copy of the verbatim proceedings of the sitting has been kept on record.

The Committee then adjourned.

ANNEXURE II

MINUTES OF THE THIRTEENTH SITTING OF PUBLIC ACCOUNTS
COMMITTEE (2005-2006) HELD ON 14TH NOVEMBER, 2005

The Committee sat from 1600 hrs. to 1630 hrs. on 14th November, 2005 in Committee Room 'C', Parliament House Annexe, New Delhi.

PRESENT

Prof. Vijay Kumar Malhotra — *Chairman*

MEMBERS

Lok Sabha

2. Shri Khagen Das
3. Dr. M. Jagannath
4. Shri Tarit Baran Topdar

Rajya Sabha

5. Shri R.K Dhawan
6. Dr. K. Malaisamy
7. Shri V. Narayanasamy
8. Shri C. Ramachandraiah
9. Shri Jairam Ramesh
10. Prof. R.B.S. Varma

SECRETARIAT

1. Shri S.K. Sharma — *Additional Secretary*
2. Shri Ashok Sarin — *Director*
3. Smt. Anita B. Panda — *Under Secretary*
4. Shri M.K. Madhusudhan — *Under Secretary*

Representatives of the Office of the Comptroller and Auditor General of India

1. Shri U. Bhattacharya — *ADAI (RC)*
2. Dr. A.K. Banerjee — *DG of Audit*
3. Shri Roy Mathrani — *Pr. Director (AB)*
4. Shri R.K. Ghose — *AG (Audit), Delhi*

Representatives of the Ministry of Urban Development

1. Shri Anil Bajjal — *Secretary*
2. Shri P.K. Pradhan — *Joint Secretary*
3. Smt. Neena Garg — *Joint Secretary & Financial Adviser*

Representatives of Delhi Development Authority

1. Shri A.K. Patnaik — *Finance Member*
2. Shri V.K. Sathoo — *Pr. Commissioner*

Representatives of Department of Education Government of NCT of Delhi

1. Ms. Rina Ray — *Secretary (Edu.)*
2. Shri Vijay Kumar — *Director (Edu.)*

2. At the outset, the Chairman, PAC welcomed the Members and Audit Officers to the sitting of the Committee.

3. The Committee observed silence for a minute in memory of Shri K.R. Narayanan, former President of India as a mark of respect to the departed soul.

4. ** ** *

5. ** ** *

6. Before taking up the next item on the agenda, *i.e.* further evidence on Paragraph 4.1 of C&AG's Report No.4 of 2005, Union Government (Civil- Autonomous Bodies) on "Allotment of Land to Educational Institutions by DDA", the Chairman informed the Committee about a communication received from the Ministry of Urban Development on the date of sitting *i.e.* 14 November, 2005 intimating about the reported inability of Vice-Chairman, Delhi Development Authority to attend the sitting of the Committee on account of his daughter's wedding.

7. The Committee discussed the matter and then called in the representatives of the Ministry of Urban Development, Delhi Development Authority and Department of Education, Government of National Capital Territory of Delhi. The Chairman informed the Secretary, Ministry of Urban Development that Public Accounts Committee was taken very casually by Vice-Chairman, Delhi Development Authority as he did not bother to seek prior permission of Chairman, PAC for his reported absence from the sitting of PAC particularly when the notice for the meeting had been given to him as early as on 25th October, 2005. The Secretary, Ministry of Urban Development was told to convey the displeasure of the Committee in this regard to the Vice-Chairman, DDA.

8. The Committee then decided to postpone the evidence to a subsequent date.

9. A copy of the verbatim proceedings of the sitting has been kept on record.

The Committee then adjourned.

ANNEXURE-III

MINUTES OF THE FIFTEENTH SITTING OF THE PUBLIC ACCOUNTS
COMMITTEE (2005-2006) HELD ON 12TH DECEMBER, 2005

The Committee sat from 1630 hrs. to 1735 hrs. on 12th December, 2005 in Room No. "139", Parliament House Annexe, New Delhi.

PRESENT

Dr. K. Malaisamy — *in the Chair*

MEMBERS

Lok Sabha

2. Shri Ramesh Bais
3. Shri Madan Lal Sharma
4. Shri Brijbhushan Sharan Singh
5. Dr. Ramlakhan Singh
6. Kunwar Rewati Raman Singh
7. Shri Tarit Baran Topdar

Rajya Sabha

8. Shri Prasanta Chatterjee

SECRETARIAT

1. Shri S.K. Sharma — *Additional Secretary*
2. Shri A. Mukhopadhyay — *Joint Secretary*
3. Shri Ashok Sarin — *Director*
4. Smt. Anita B. Panda — *Under Secretary*
5. Shri M.K. Madhusudhan — *Under Secretary*

OFFICER OF THE OFFICE OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA

1. Shri U. Bhattacharya — *ADAI (RC)*
2. Shri A.K. Thakur — *DG of Audit*
3. Shri Roy S. Mathrani — *Pr. Director (AB)*
4. Shri R.K. Ghose — *AG (Audit), Delhi*

REPRESENTATIVES OF THE MINISTRY OF URBAN DEVELOPMENT

1. Shri Anil Bajjal — *Secretary*
2. Shri P.K. Pradhan — *Joint Secretary*
3. Smt. Neena Garg — *Joint Secretary and Financial Advisor*

REPRESENTATIVES OF DELHI DEVELOPMENT AUTHORITY

1. Shri Dinesh Rai — *Vice-Chairman*
2. Shri P.K. Pattnaik — *Finance Member*
3. Shri P.K. Pradhan — *Joint Secretary*

REPRESENTATIVE OF DEPARTMENT OF EDUCATION, GOVERNMENT OF NCT OF DELHI

1. Ms. Rina Roy — *Secretary (Education)*
2. As the Chairman (PAC) was unwell and could not attend the sitting, the Committee chose Dr. K. Malaisamy to act as Chairman for the sitting.
3. At the outset, the acting Chairman, welcomed the Members and the Audit Officers to the sitting of the Committee.

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4. Then the representatives of the Ministry of Urban Development, Delhi Development Authority, Department of Education and Government of National Capital Territory of Delhi, were called in. The acting Chairman informed the Committee that the further evidence on the subject "Allotment of Land to Educational Institutions by Delhi Development Authority" which was to be held on 14th November, 2005 was postponed due to the absence of Vice-Chairman, DDA from the sitting without seeking prior permission. As the Vice-Chairman, DDA had since tendered his unconditional apology for his absence from that sitting, the acting Chairman suggested that the matter might be treated as closed. Members of the Committee concurred with the Chairman's view.
5. Thereafter, the Committee resumed the oral evidence on the Paragraph 4.1 of C&AG's Report No. 4 of 2005, Union Government (Civil-Autonomous Bodies) on "Allotment of Land to Educational Institutions by DDA". The Secretary, Ministry of Urban Development, the representatives of the Delhi Development Authority and the Department of Education, Government of NCT Delhi explained to the various points and queries raised by the Committee. To certain queries, for which the witnesses could not give satisfactory replies, the Hon'ble Chairman directed the concerned Ministry/Department to furnish the requisite information in writing at the earliest.
6. A copy of the verbatim proceedings of the sitting has been kept on record.

The Committee then adjourned.

MINUTES OF THE TWENTY-FIRST SITTING OF THE PUBLIC ACCOUNTS
COMMITTEE (2006-2007) HELD ON 19TH APRIL, 2007

The Committee sat from 1600 hrs. to 1630 hrs. on 19th April, 2007 in Room No. "53", Parliament House, New Delhi.

PRESENT

Prof. Vijay Kumar Malhotra — *Chairman*

MEMBERS

Lok Sabha

2. Shri Khagen Das
3. Shri Raghunath Jha
4. Shri Bhartruhari Mahtab
5. Shri Rajiv Ranjan 'Lalan' Singh
6. Shri Kharabela Swain
7. Shri Tarit Baran Topdar

Rajya Sabha

8. Shri R.K Dhawan
9. Shri Suresh Bhardwaj
10. Shri Prasanta Chatterjee
11. Dr. K. Malaisamy

SECRETARIAT

1. Shri S.K. Sharma — *Additional Secretary*
2. Shri A. Mukhopadhyay — *Joint Secretary*
3. Shri Brahm Dutt — *Director*
4. Shri M.K. Madhusudhan — *Deputy Secretary*
5. Shri Ramkumar Suryanarayanan — *Under Secretary*

OFFICERS OF THE OFFICE OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA

1. Shri P.K. Kataria — *Pr. Director of Audit (RC)*
2. Shri Nand Kishore — *Pr. Director of Audit (AB)*
3. Ms. Sudha Krishnan — *Pr. Director of Audit (DT)*
4. Shri Jayanti Prasad — *Pr. Director of Audit (INDT)*
5. Ms. Subhashini Srinivasan — *Pr. Director of Audit (Railways)*

2. At the outset, the Chairman, PAC welcomed the Members to the sitting of the Committee. Thereafter the Committee took up for consideration the following draft Reports:—

(A) Draft original Reports on the following subjects:

- | | | | |
|-------|---|-----|-----|
| (i) | *** | *** | *** |
| (ii) | Allotment of land to Educational Institutions by Delhi Development Authority; | | |
| (iii) | *** | *** | *** |
| (B) | *** | *** | *** |
| (i) | *** | *** | *** |
| (ii) | *** | *** | *** |
| (iii) | *** | *** | *** |
| (iv) | *** | *** | *** |

The Chairman invited suggestions of the Members on the Draft Reports. After discussing the contents of the draft Reports in brief, the Committee adopted the same.

3. The Committee authorised the Chairman to finalise these Reports in the light of Verbal discussion and consequential changes arising out of factual verification by the Audit or otherwise and present the same to Parliament.

4. As the term of the Committee ends on 30th April, 2007, the Chairman apprised the Members of the work done by the Committee in their current term. He stated that during the present term, the Committee have finalized twenty Reports (11 Original and 9 Action Taken), out of which thirteen Reports have already been presented and the remaining seven will be presented in the current Session of Parliament. He expressed his thanks to all the Members for the co-operation extended by them in making this possible and hoped that this momentum would be carried through to the next Committee.

5. The Chairman specially expressed his thanks to the Members namely, Shri Magunta Sreenivasulu Reddy, Shri Madan Lal Sharma, Shri K.V. Thangabalu and Shri R.K. Dhawan, for their co-operation and contribution in the successful working of the Committee. These Members will not be part of the Public Accounts Committee in the next term beginning from 1st May, 2007.

6. On behalf of the Committee, the Chairman placed on record their appreciation of the Officers/Staff of the Lok Sabha Secretariat attached with the Committee for their hard work and dedication in rendering Secretarial assistance to the Committee.

7. The Committee also expressed their thanks to the C&AG of India and his team for providing assistance to the Committee.

The Committee then adjourned.

APPENDIX I

I. Paragraph 4.1 of Report of the Comptroller and Auditor General of India for the year ended 31 March, 2004 (No. 4 of 2005), Union Government (Civil—Autonomous Bodies) relating to “Allotment of Land to Educational Institutions by Delhi Development Authority”.

CHAPTER IV : MINISTRY OF URBAN DEVELOPMENT

Delhi Development Authority

4.1 Allotment of Land to Educational Institutions

DDA allots land to educational institutions at concessional rates for setting up of educational institutions subject to certain mandatory terms and conditions. The primary purpose of such allotment is provision of educational facilities particularly to weaker sections of society. However, 133 out of the 381 societies which had been allotted land at concessional rates failed to provide the stipulated 25 per cent reservation for children from the weaker sections as of March 2004 while 343 schools hiked their tuition fees by five per cent to 44 per cent as of March 2004 without the requisite approval of the Directorate of Education in violation of the terms of allotment. Further, instructions of the Central Government for 25 per cent reservation for wards of Central Government employees were ignored. Moreover, 46 out of 90 schools test checked in audit were yet to be functional despite lapse of the stipulated period of two years. This was partly attributable to the failure on the part of DDA to ensure sufficiency of funds by societies before allotting land as required under the Nazul Rules. Lastly, DDA failed to initiate any action to recover outstanding dues of Rs. 1.88 crore from 89 societies despite adequate powers to recover the dues as arrears of land revenue. Both the DDA as the land owning agency as well as the Directorate of Education as the sponsoring department had failed to fulfill their joint responsibility of ensuring adherence to the terms of concessional allotment of land. No established mechanism for ascertaining breaches of terms of allotment existed so as to enable remedial action.

4.2 Introduction

The Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981, provide for allotment of Nazul lands to educational institutions, *i.e.* schools, colleges and universities at concessional rates. Rule 20 stipulates *inter alia* that allotment of land at concessional rates may be made to a society which is registered under the Societies Registration Act, 1860, is of a non-profit making character and is sponsored or recommended by a Department of the Delhi Government or a Ministry of the Central Government. Such allotment of land to educational institutions is made subject to certain mandatory terms and conditions. The primary purpose of such allotment of land at concessional rates is to serve a public purpose of facilitating establishment of or extending educational facilities particularly for the weaker sections of society.

4.3 Allotment Procedure

The allotment of land is looked after by the Land Disposal Department of DDA which is headed by the Commissioner (Land Disposal). He is assisted by the Director (Lands), the Deputy Director (Institutional Land) and other subordinate staff.

Applications for allotment of land at concessional rates for setting up educational institutions are considered initially by the Land Allotment Advisory Committee of the Directorate of Education, Government of NCT of Delhi, in accordance with the extant guidelines. The Committee is headed by the Commissioner–cum-Secretary (Education) of the Government of Delhi. The recommendations of this Committee are submitted to the Institutional Allotment Committee (IAC) of DDA which is headed by the Commissioner (Lands) DDA. Once an allotment is approved by the IAC, land allotment letters are issued by the Institutional Branch of DDA. The entire procedure of allotment is to be completed within a period of three months from the date of application to handing over of possession. The societies are thereafter required to complete the construction of the school buildings and commence functioning within two years from the date of taking possession of the land. It is the responsibility of these Committees to ensure that the applicant society fulfills the prescribed conditions before approving the allotment.

4.4 Scope of Audit

An audit exercise was carried out from April to July 2004 to assess the extent to which the stated public objective of the allotment of land at concessional rates to educational institutions was achieved. The principal audit objective was to review compliance with the terms of the allotment. For this purpose, audit scrutinized the records of the Institutional Land Branch of DDA relating to allotment of land to educational institutions during the period 1990-91 to 2003-04. Audit also called for and examined relevant linked records from the Directorate of Education, Government of NCT of Delhi, which was the sponsoring department for the allotment of land at concessional rates. During the period 1990-91 to 2003-2004, DDA allotted land to 381 registered societies for constructing buildings to establish schools. Of these, audit selected 90 cases for detailed scrutiny. In 70 cases the stipulated period of two years, after taking possession of land by allottees, had elapsed. Forty six of these schools were non-functional.

4.5 Deficiencies in allotment of land—failure to ensure sufficiency of funds before approving allotment

Rule 20(d) of Nazul Rules stipulates that no allotment shall be made unless the institution is in possession of sufficient funds to meet the cost of land and the construction of buildings. This provision was made to ensure that construction of buildings by the institution is completed within a reasonable time so that the purpose of the allotment is achieved. Despite this clear stipulation, DDA failed to ensure the financial status of the societies to meet the cost of land and construction of buildings, before allotting the land. As a result, the following irregularities occurred:

- (a) Out of the selected cases, the declared financial resources of 27 societies were not enough to even meet the cost of land. The stipulated two year period had lapsed in 15 of these 27 cases.

- (b) On grounds of inadequacy of funds, 27 societies sought and were granted time extensions.
- (c) Seventeen societies were granted permission to mortgage the allotted land to raise loans to meet the cost of construction.

Thus, land was allotted at concessional rates to societies which were otherwise ineligible as they did not possess the necessary resources.

4.6 Non-enforcement of terms of allotment

4.6.1 Non-enforcement of conditions relating to reservation for weaker sections of society

One of the primary conditions stipulated in the terms of allotment of land at concessional rates is that they will ensure admission to students belonging to weaker sections of society to the extent of 25 *per cent* and grant freeships from the tuition fees in accordance with the rules prescribed by the Government of Delhi from time to time.

Audit ascertained that of the 24 functional schools selected for audit, 19 schools were extending no reservation or freeships to the students from the weaker section while five schools had provided reservation/freeships only to the extent of three *per cent* to 20 *per cent* against the mandatory 25 *per cent* as of 31 March 2004. Hence, none of these functional schools complied with the conditions. Consequently, not only was the social objective of allotment of land at concessional rates to provide educational opportunities to the weaker sections defeated, but the DDA also had to unnecessarily forgo additional revenue of Rs. 125.15 crore in these 24 plots which it could have earned had the plots been allotted at commercial rates.

In addition to the above 24 cases, the Directorate of Education identified another 109 cases where the condition of reservation of seats for the weaker sections was violated. No reservation had been provided in 69 cases while it varied between one *per cent* to twenty four *per cent* in the remaining 40 cases. Thus, 66 *per cent* of the total of 133 functional schools were not adhering to the terms and conditions of the allotment relating to reservation for the weaker sections as of March 2004.

Audit also ascertained that there existed no established mechanism for identifying breaches of terms of allotment so as to enable remedial action. It was clearly the joint responsibility of both the DDA as the land owning and allotting agency as well as of the Directorate of Education as the sponsoring department to ensure adherence to the terms of allotment of land which was being allotted at concessional rates, forgoing possible revenue, in order to achieve a public purpose.

In pursuance of the directions of the Delhi High Court of 20 January 2004, the Directorate of Education forwarded in April 2004 a list of 133 schools to DDA for taking necessary action. Subsequently, DDA issued show cause notices to 55 defaulting societies in June 2004 and to 76 societies in September 2004 directing them to respond within 15 days from the date of issue of notice failing which the allotments would be liable to be cancelled. However, no further action had been taken though none of the 131 defaulting schools responded to the notices (November 2004).

Hence, neither the DDA nor the Directorate of Education initiated any action to enforce the terms of allotment till compelled to take notice of the breaches by the Hon'ble High Court.

4.6.2 Enhancement of tuition fees in disregard of the terms of allotment

According to the terms and conditions of allotment of land at concessional rates, no increase in the rates of tuition fees would be effected without the prior approval of the Director of Education, Government of Delhi. The institutions were also to follow the provisions of the Delhi School Education (DSE) Act, 1973 and the rules framed thereunder in this regard.

Audit ascertained that 11 schools had increased their tuition fees by 10 *per cent* to 13 *per cent* without the prior approval of the Directorate of Education. As a consequence of the PIL filed in the Delhi High Court, the Directorate of Education identified 332 additional schools in March 2004 which had similarly hiked their tuition fees without the prior approval of the Directorate or had violated the provisions of the DSE Act by levying higher fees and other charges. The quantum of hike ranged from five per cent to 44 per cent. However, show cause notices could be issued in May 2004 to only 185 out of the total of 343 defaulting schools, by the Directorate of Education and their further reply is awaited as of December 2004. Hence, neither DDA nor the Directorate monitored the adherence of the terms of the allotment and the provisions of the DSE Act by the societies. Further, even after receiving information from the Delhi Government of non-compliance, DDA did not take effective action.

4.6.3 Non-inclusion of conditions relating to reservation of seats for children of Central Government employees

In July 1990, the Central Government instructed DDA to evolve a policy to allot land for public schools only to such organizations which were prepared to reserve 25 per cent of seats for wards of Central Government servants posted in Delhi. It was also directed that a Central Government representative should be included in the board of management or admission committee of such schools. Both these conditions were to be incorporated in the lease deed. In case the organization failed to admit the required minimum percentage of children of Central Government employees, the land allotted by the Government would be liable for resumption.

Audit ascertained that this stipulation had not been included in any of the allotment letters issued nor incorporated in the lease deeds. Thus, Central Government employees were deprived of the intended benefit.

4.7 Outstanding dues of Ground Rent and License Fees

The Director (Land Costing) in DDA is responsible for maintaining proper records of recoveries due on account of premia, ground rent and license fee in respect of land allotted to educational societies for establishing schools. The ground rent and license fee are payable by the allottee in advance failing which interest at the rate of 10 per cent per annum is leviable. Arrears of ground rent and license fee may be recovered as arrears of land revenue under the DDA Act, 1957.

Audit noted that an amount of Rs.1.88 crore (Rs. 1.70 crore ground rent and license fee + Rs.18.05 lakh interest) was outstanding against 89 societies as on 31 March 2004. The outstanding ground rent, license fee and interest thereon related to the period 1997-98 to 2003-2004. No action had been initiated by the DDA to recover these dues (July 2004).

4.8 Conclusion

The terms and conditions for allotment of land to educational institutions at concessional rates were not enforced by either the DDA as the land owning agency or the Directorate of Education as the sponsoring Department. Consequently, 133 out of 381 societies allotted land at concessional rates, failed to fulfill their obligation of reservations for the weaker sections. Tuition fees were hiked in violation of the extant rules without prior permission of the Directorate of Education while instructions relating to reservation for wards of Central Government employees were not even incorporated in the agreement. The allotments themselves were flawed in as much as the pre-condition of ensuring sufficiency of funds for construction and commencement of the school was not ensured before approving allotment. There was no coordination between the Directorate of Education and the DDA to ensure adherence by the allottees to the obligatory terms and conditions of the allotment of the land nor was there any mechanism to detect deviations, monitor adherence or take action against defaulters.

The matter was referred to the Ministry in August 2004; its reply was awaited as of December 2004.

APPENDIX II

STATEMENT SHOWING FINANCIAL STATUS OF SOCIETIES TO WHOM THE
PLOT WERE ALLOTTED BUT CONSTRUCTION NOT COMPLETED.

Sl. No.	Name of the School	Amount asked by DDA	Amount shown by Society	Cost as per Allotment letter
1	2	3	4	5
1.	Laxman Dass Sachdeva (Sr. Sec. School)	Letter written	1,78,69,091.18	1,86,09,845
2.	Rohini Edn.Society (Sr. Sec. School)	90,00,000/-	86,39,628	1,37,17,104
3.	Lord Krishna Education Society	Letter Written	1,15,06,780	1,80,66,400
4.	Modern Charitable Foundation	—	70,00,000	1,80,66,420
5.	Delhi Sanskar Bharti Shakti Samiti	—	1,20,59,344	1,83,93,719
6.	Lakshmi Chand Charitable Society	—	91,00,000	1,78,56,585
7.	Ganga Shiksha Samiti	—	61,75,833,98	1,30,28,720
8.	Late Shri Behari Lal Education Society	—	60,99,975	66,49,081
9.	Sh. Venkateshwar Education Society	—	1,00,21,378	1,78,56,585
10.	O. P. Suri Memorial Education Society	—	1,01,04,170	1,86,09,845
11.	Babson (PSB) Education Society	—	48,00,000	52,74,153
12.	Bahubali Education Society	—	11,49,947	17,12,160
13.	St.Free Bell Education Society	—	37,97,176	42,10,142
14.	Lord Chaitanya Educational Society	—	1,50,05,365	1,67,21,568
15.	Glorious Education Society	Letter written on 31-10-1990 for Rs. 19,00,000/-	11,00,000	33,36,277
16.	Vaish Aggarwal Educational Society (Nursery)		13,11,700	25,85,020

1	2	3	4	5
17.	S.Kripal Education Society	—	88,54,741	99,09,108
18.	Good News in action (Nursery)	—	17,19,100	26,10,332
19.	Shanti Janak Sachdeva Educational Society	—	16,27,831	22,26,883
20.	Kailash Memorial Educational Society	—	1,23,00,000	1,969,18,045
21.	H.D. Garg Memorial Educational Society (Nursery)	—	21,55,149	26,25,708
22.	Minocha Educational Society (Nursery)	6 Lakh	7,59,259	12,37,675
23.	New Krishna Educational Society (Nursery)	—	25,00,000	30,64,661
24.	Mata Krishnawati Memorial Education Society (Primary)	69 lakhs	34,95,273	67,71,600
25.	Virender Ghai Educational Society	50 lakhs	42,09,509	75,55,432
26.	South Delhi Educational Society (Nursery)	—	16,21,990	25,17,710
27.	Bhagwan Educational Society	—	30,08,000	61,35,257

APPENDIX III

LIST OF 17 SOCIETIES WHICH WERE GRANTED PERMISSION TO MORTGAGE THE ALLOTTED LAND

S.No.	Name of Societies
1.	Rohini Ed. Society (Sr.Sec.School)
2.	Lord Krishna Ed. Society
3.	Modern Charitable Foundation
4.	Delhi Sanskar Bharti Shakti Samiti
5.	Late Shri Behari Lal Ed. Society
6.	Shri Venkateshwar Ed. Society
7.	O.P. Suri Memorial Education Society
8.	Babson (PSB) Education Society
9.	S.Kripal Education Society
10.	Good News in Action (Nursery)
11.	Bhagwan Education Society
12.	Glorious Education Society
13.	Laxman Dass Sachdeva Ed. Society
14.	Shanti Janak Sachdeva Ed. Society
15.	Kailash Memorial Ed. Society
16.	HD Garg Memorial Ed. Society
17.	Bahubali Education Society

APPENDIX IV
LIST OF DEFAULTING SCHOOLS

School/ID	School Name	Address	Society
1617176	BOSCO PUBLIC SCHOOL	SUNDER VIHAR PASCHIM VIHAR NEW DELHI	BOSCO EDUCATIONAL WELFARE SOCIETY
1617179	ST. MARTINS PUBLIC SCHOOL	A-2 PASCHIM VIHAR NEW DELHI-110063	ST. MARTINS EDUCATIONAL SOCIETY
1617180	LITTLE ANGELS SR. SEC. PUBLIC SCHOOL	B-5 BLOCK PASCHIM VIHAR NEW DELHI-110063	LITTLE ANGELS PUBLIC SCHOOL SOCIETY
1617181	SARASWATI BAL MANDIR	A-2 PASCHIM VIHAR ASHOKA APARTMENT	SAMARTH SHIKSHA SAMITI
1617184	ST. FROEBEL SCHOOL	A-3 BLOCK PASCHIM VIHAR NEW DELHI-110063	ST. FROEBEL EDUCATION SOCIETY B-1/111
1617185	DOON PUBLIC SCHOOL	B-2 PASCHIM VIHAR NEW DELHI-110063	ABHINAV SHIKSHA SANSTHAN DEON PUBLIC SCHOOL BLDG.
1617186	S.S. MOTA SINGH MODEL SCHOOL (SR. SEE)	GURU HARKISHAN NAGAR PASCHIM VIHAR NEW DELHI	S.S. MOTA SINGH (NILA) CHARITABLE TRUST
1617188	JAGAT CONVENT SR. SEC. SCHOOL	GURU HARKISHAN NAGAR PASCHIM VIHAR, N. DELHI	S. JAGAT SINGH CHADHA CHARITABLE TRUST
1617189	JAGAT CONVENT SR. SEC. SCHOOL	GURU HARKISHAN NAGAR PASCHIM VIHAR N. DELHI	S. JAGAT SINGH CHADHA CHARITABLE TRUST
1618175	DAV PUBLIC SENIOR SECONDARY SCHOOL (CHANDER NAGAR)	A-BLOCK JANAKPURI NEW DELHI	DAV COLLEGE MANAGING COMMITTEE
1618177	RAIN BOW ENGLISH SCHOOL	C-3 JANAK PURI NEW DELHI	DIWANCHAND MEMORIAL EDUCATIONAL SOCIETY (RGD.)

1618178	ST. MARKS SENIOR SEC. PUBLIC SCHOOL	JANAKPURI MARG JANAKPURI NEW DELHI	ST. MARKS CHRISTIAN EDUCATIONAL SOCIETY
1618179	RICH HARVEST PUBLIC	A-1 BLOCK JANAK PURI NEW DELHI	LATE SMT. KAVSHALAYA DEVI MEMORIAL EDUCATION SOCIETY
1618183	MAMTA MODERN SR. SEC. SCHOOL	VIKAS PURI NEW DELHI	MAMTA MODERN EDUCATION SOCIETY
1618184	ADARSH PUBLIC SCHOOL	C BLOCK VIKAS PURI NEW DELHI	B.R. MEMORIAL SOCIETY
1618185	BANASTHALI PUBLIC SCHOOL	G-16 VIKAS PURI NEW DELHI	ANAND PRAKASH CHARITABLE AND EDUCATIONAL TRUST (REGD.)
1618193	COLUMBIA FOUNDATION SCHOOL	D-BLOCK VIKAS PURI NEW DELHI	LALA AMAR NATH VERMA ED. AND HUMAN WELFARE SOCIETY
1618194	KAMAL PUBLIC SR. SEC. SCHOOL	D-BLOCK VIKAS PURI NEW DELHI	KAMAL EDUCATIONAL AND WELFARE SOCIETY
1618199	PUSA PUBLIC SCHOOL	M-BLOCK BEHIND DDA COMMUNITY CENTRE VIKAS PURI	VIDYA EDUCATIONAL SOCIETY
1618208	SACHDEVA INTERNATIONAL SCHOOL	WZ-49, OPP. DG-II BODELLA VIKAS PURI NEW DELHI	ALL INDIA KATARIA EDUCATION SOCIETY
1618231	ST. PETER CONVENT	BLOCK-C VIKAS PURI NEW DELHI	VIKAS EDUCATIONAL SOCIETY
1618232	HOLY INNOCENTS PUBLIC SCHOOL	PLOT PS/09 VIKAS PURI N-DELHI	SARASWATI EDUCATIONAL SOCIETY

School/ID	School Name	Address	Society
1618223	M.D.H. INTERNATIONAL SCHOOL	C-1 JANAKPURI NEW DELHI	MAHASHAY CHUNILAL CHARITABLE TRUST
1720141	RYAN INTERNATIONAL SCHOOL	SECTOR-C POCKET-8 VASANT KUNJ NEW DELHI-110070	ST. SAVIERS EDUCATION TRUST
1720145	BHATNAGAR INTERNATIONAL SCHOOL	SECTOR-B POCKET-10 VASANT KUNJ NEW DELHI-110070	VIRENDRA BHATNAGAR SANSTHAN C/O BHATNAGAR INTERNATIONAL SCHOOL
1413197	ROCKFIELD PUBLIC SCHOOL	SECTOR-3 ROHINI DELHI	ROCKFIELD EDUCATIONAL SOCIETY
1413198	N.K. BAGRODIA PUBLIC SCHOOL	AHINSA MARG SECTOR-9 ROHINI DELHI	SETH SAGARMAL BAGRODIA CHARITABLE TRUST
1413207	HIMALAYA PUBLIC SR. SEC. SCHOOL (RECOG.)	D-12 SECTOR-VII ROHINI, DELHI	TONDAN EDUCATIONAL SOCIETY
1413209	VSPK INTERNATIONAL SCHOOL	SECTOR-13 ROHINI DELHI	GIRIRAJ EDUCATIONAL AND WELFARE SOCIETY
1413211	MOTHER DIVINE PUBLIC SCHOOL	SECTOR-3 ROHINI DELHI	M.D. MEMORIAL CHARITABLE AND EDUCATIONAL SOCIETY
1413212	PRINCE PUBLIC SCHOOL	SECTOR-24 ROHINI DELHI	PRINCE PUBLIC SCHOOL SOCIETY
1413214	MANVI PUBLIC SCHOOL	BLOCK-C-SECTOR-7 ROHINI DELHI	NAND LAL MALIA MEMORIAL EDUCATIONAL SOCIETY
1413215	ALOK BHARTI PUBLIC SCHOOL	B-1 SECTOR-16 ROHINI DELHI	AKHIL BHARATIYA SEWA SANGH

1413216	MERRY INTERNATIONAL SENIOR SECONDARY PUBLIC SCHOOL	H-19 SEC-7 ROHINI	MERRY INTERNATIONAL EDUCATIONAL SOCIETY
1413217	SACHDEVA PUBLIC SCHOOL	SECTOR-13 ROHINI DELHI	SHRI LAXMAN DASS SACHDEVA MEMORIAL
1413221	DELHI PUBLIC SCHOOL ROHINI	SECTOR-24 PHASE-3 ROHINI DELHI	EDUCATIONAL SOCIETY DPS SOCIETY
1413222	BAL BHARATI PUBLIC SCHOOL	SECTOR XIV ROHINI DELHI	CHILD EDUCATION SOCIETY
1413224	VIDYA JAIN PUBLIC SCHOOL	SECTOR-6 ROHINI DELHI	VARDHMAN MAHAVIRA EDUCATION SOCIETY
1413234	C.R.P.F. PUBLIC SCHOOL	SECTOR-XIV ROHINI DELHI	DTE. GEN CRPF CGO COMPLEX
1413239	MOUNT ABU PUBLIC SCHOOL	SECTOR-5 ROHINI DELHI-110005	MOUNT ABU EDUCATION SOCIETY BUS STAND SHALIMAR BAGH
1413247	TITIKSHA PUBLIC SCHOOL	SEC-11 ROHINI DELHI	TITIKSHA ACADEMIC SOCIETY (REGD.)
1413248	YUVASHAKTI MODEL SCHOOL	SECTOR-3 ROHINI DELHI-110085	YUVASHAKTI EDUCATIONAL SOCIETY
1514077	SHIV MODERN SCHOOL	WZ-68 SANT GARH, M.B.S. NAGAR NEW DELHI-110018	SHIV MODERN EDUCATIONAL SOCIETY
1514085	TAGORE SCHOOL SR. SEC.	18 MAYAPURI MARG MAYAPURI NEW DELHI-110064	RABINDRA EDUCATION SOCIETY
1514093	M.R. VIVEKANANDA MODEL SCHOOL	WZ-79C MUKHRAM PARK EXTN TILAK NAGAR NEW DELHI 110018	SHISHU NAV NIRMAN SHIKSHA SAMITI

School/ID	School Name	Address	Society
1515109	GURU NANAK PUBLIC SCHOOL	G-8 AREA RAJOURI GARDEN OPP HARI NGR SPORTS COMPLEX NEW DELHI-110064	GURDWARA SRI GJURU SINGH SABHA
1617140	NEO CONVENT SR. SEC. SCHOOL G-17 AREA	PASCHIM VIHAR NEW DELHI-110063	NEO GURSIKH EDUCATIONAL SOCIETY C/O NEO CONVENT SR. SEC. SCHOOL
1617169	G.S. CONVENT	GH-9 NEAR TELEPHONE EXCHANGE PASCHIM VIHAR NEW DELHI-110087	ALL SAINTS EDUCATIONAL SOCIETY
1617171	JHABBAN LAL DAV PUBLIC SCHOOL	J-BLOCK R.B. ENCLAVE PASCHIM VIHAR NEW DELHI-110063	D.A.V. COLLEGE MANAGING COMMITTEE
1617174	WEST DELHI PUBLIC SCHOOL	BG-7 BLOCK PASCHIM VIHAR NEW DELHI-110063	NEW DIVINE EDUCATIONAL SOCIETY
1617175	SAVJOUR CONVENT SR. SEC. SCHOOL	A-2 BLOCK BALBEER SINGH MARG PASCHIM VIHAR NEW DELHI-110063	J.N. EDUCATIONAL SOCIETY
1105208	GREENFIELDS PUBLIC SCHOOL	DILSHAD GARDEN GTB ENCLAVE DELHI-110093	GREENFIELDS PUBLIC SCHOOL
1105213	HUDA MODERN PUBLIC SECONDARY SCHOOL	BLOCK-A NEW ZAFARABAD DELHI-110032	MADARSA SHAMA SAMITI
1106182	KALA NIKETAN SENIOR SECONDARY BAL VIDYALAYA	SST-5 DURGAPURI EXTN DELHI-110093	SHIMLA EDUCATION & WELFARE SOCIETY
1106191	NUTAN VIDYA MANDIR	GT.B. ENCLAVE DILSHAD GARDEN DELHI-110093	NUTAN VIDYA MANDIR SOCIETY (REGD.)
1106222	GREENWAY MODERN SR. SEC. SCHOOL	BETWEEN POCKETS A&D DILSHAD GARDEN-110095	SHANTI JANAK SACHDEVA DILSHAD GARDEN

1309173	ST. VYAS SCHOOL	BK-1, SHALIMAR BAGH POORVI DELHI	UNIQUE EDUCATION CULTURAL WELFARE SOCIETY
1309175	DARBARI LAL DAV MODEL SCHOOL	BN-BLOCK SHALIMAR BAGH DELHI-88	DAV COLLEGE MANAGING COMMITTEE
1309182	HAPPY PUBLIC SCHOOL	AG-SHALIMAR BAGH DELHI-110088	BHAGWAN EDUCATIONAL SOCIETY
1309187	NEW SHALIMAR PUBLIC SCHOOL	BLOCK BM PASHCHIMI SHALIMAR BAGH DELHI-110088	SHALIMAR EDUCATION SOCIETY
1309189	GURU TEGH BAHADUR PUBLIC SCHOOL	D1/14 MODEL TOWN DELHI-110009	GURU SINGH SABHA MODEL TOWN DELHI
1309197	GOODLEY PUBLIC SCHOOL	B/D BLOCK SHALIMAR BAGH DELHI-110088	
1411180	GURU ANGAD PUBLIC SCHOOL	GURUDWARA COMPLEX PHASE-I ASHOK VIHAR DELHI-110052	SRI GURU SINGH SABHA
1411182	MAHARAJA AGRASEN MODEL SCHOOL	PITAMPURA DELHI-110088	SRI AGRASEN EDUCATIONAL SOCIETY (REGD.)
1411184	APEEJAY SCHOOL PLOT NO-10, ROAD NO-42	SAINIK VIHAR PITAMPURA DELHI-110034	APEEJAY EDUCATION SOCIETY APEEJAY STYA HOUSE NO. 14
1411186	D.A.V. PUBLIC SCHOOL	ASHOK VIHAR PHASE IV DELHI-110052	DAV COLLEGE MANAGING COMMITTEE
1411187	MAHARAJA AGARSEN PUBLIC SCHOOL	ASHOK VIHAR PHASE-IV DELHI-110052	AGARWAL WELFARE SOCIETY (REGD.)

School/ID	School Name	Address	Society
1411188	SPRING FIELD SCHOOL	FD-BLOCK PITAMPURA DELHI-110088	SPRING FIELD EDUCATIONAL SOCIETY
1411192	M.M. PUBLIC SCHOOL	VASUDHA ENCLAVE PITAMPURA DELHI-110034	M.M. SCHOOL SOCIETY
1411195	ST. PRAYAG PUBLIC SCHOOL	ZONE H-4/5 PITAMPURA DELHI-110034	ST PRAYAG EDUCATION SOCIETY (REGD.)
1411196	ROSE MARRY PUBLIC SCHOOL	PITAMPURA DELHI-110088	SAMTA CRUZ ED SOCIETY
1411209	RISING STAR ACADEMY	110 RAJ NAGAR PITAMPURA DELHI-110034	RISING STAR ACADEMY EDUCATIONAL SOCIETY
1411212	GURU NANAK PUBLIC SCHOOL	PUSHPANJALI ENCLAVE PITAMPURA DELHI-110034	SRI GURU SINGH SABHA PUNJABI BAGH WEST
1411218	HARVARD PUBLIC SCHOOL	PARVANA ROAD SARASWATI VIHAR PITAMPURA DELHI-110034	J.K. SARASWATI DEVI MEMORIAL EDU. SOCIETY
1411219	RUKMINI DEVI PUBLIC SCHOOL	CD BLOCK PITAMPURA DELHI-110088	SETH POKHAR MAL EDUCATIONAL SOCIETY
1411220	NEW STATE ACADEMY SR. SEC. SCHOOL	ZONE H/4 PITAMPURA NEAR TELEPHONE EXCH. SARASWATI VIHAR	VIDYAPATI SANSTHAN (REGD.)
1411221	SACHDEVA PUBLIC SCHOOL	FP BLOCK MAURYA ENCLAVE PITAMPURA DELHI-110088	SHRI LAXMAN DASS SACHDEVA MEMORIAL EDUCATIONAL SOCIETY (REGD.)
1411223	BAL BHARATI PUBLIC SCHOOL	PUSHPANJALI ENCLAVE PITAMPURA DELHI-110034	CHILD EDUCATIONAL SOCIETY C/O BAL BHARATI PUBLIC SCHOOL

1411224	TYAGI PUBLIC SCHOOL	B-3 KESHAV PURAM, DELHI	M.S. EDUCATION SOCIETY
1411226	LITTLE FAIRY PUBLIC SCHOOL	ASHOK VIHAR PH-I, DELHI-110052	MOHAN MEMORIAL EDUCATIONAL SOCIETY
1413189	RYAN INTERNATIONAL SCHOOL	SECTOR-25 ROHINI NEW DELHI-110085	LAWRENCE EDUCATION SOCIETY
1413196	VIKAS BHARATI PUBLIC SCHOOL	SECTOR-24 ROHINI, NEW DELHI	GUGAN SOLANKI MEMORIAL EDUCATIONAL SOCIETY
1001161	MODERN MONTESSORI SCHOOL	RISHABH VIHAR, DELHI-110092	AUDHUNIK BAL SHIKSHA SAMITI
1001162	ARUNODAYA PUBLIC SCHOOL	1-A KARKARDOOMA INSTITUTIONAL AREA VIKAS MARG, DELHI	ARUNODAYA EDUCATIONAL SOCIETY
1001163	BHARAT NATIONAL PUBLIC SCHOOL	RAM VIHAR KARKARDOOMA DELHI-110092	BHARAT NATIONAL EDUCATION SOCIETY
1001167	ST. JOSEPHS ACADEMY	SAVITA VIHAR, DELHI	ST. JOSEPHS ACADEMY
1001171	VIVEKANAND INTERNATIONAL SCHOOL	6/50 STREET NO-4, VISHWAS NAGAR DELHI	VIVEKANAND EDUCATIONAL AND CULTURAL WELFARE SOCIETY
1001175	DAV PUBLIC SCHOOL	SRESHTA VIHAR, DELHI-110092	DAV COLLEGE AND MANAGEMENT SOCIETY
1001181	VIVEKANAND PUBLIC SCHOOL	B BLOCK ANAND VIHAR DELHI-110092	NEW VIVEK EDUCATION SOCIETY
1001182	VIVEKANAND SCHOOL	D BLOCK, ANAND VIHAR, DELHI-110092	VIVEKANAND SHIKSHA SAMITI

School/ID	School Name	Address	Society
1001183	DAV PUBLIC SCHOOL	DAYANAND VIHAR, DELHI	DAV COLLEGE MANAGING COMMITTEE, NEW DELHI
1002268	SALWAN PUBLIC SCHOOL	KONDLI GHAROLI COMPLEX, MAYUR VIHAR, DELHI-96	SALWAN EDUCATION TRUST
1002269	ANGEIS PUBLIC SR. SEC. SCHOOL	3/33 TO 3/35 SAHDEV GALI VISHWAS NAGAR, SHAHDARA	SHAHDARA ANGELS EDUCATIONAL SOCIETY
1002271	NEW OXFORD PUBLIC SCHOOL	B BLOCK (B-122A) VIVEK VIHAR-1, DELHI	MINOCHA EDUCATION SOCIETY
1002273	ASN SR. SEC SCHOOL	MAYUR VIHAR, DELHI-110091	SANATAN DHARAM ADARSH SHIKSHA SANASTHAN
1002275	ST. ANDREWS SCOTS SR. SEC. SCHOOL	I.P. EXTN. (PATPARGANG) DELHI-92	ST. ANDREWS EDUCATION SOCIETY
1002276	AHLCON PUB. SCHOOL	MAYUR VIHAR, PHASE-I, DELHI-91	SHANTI DEVI PROGRESSIVE EDUCATION SOCIETY
1002277	BAL BHAVAN PUBLIC SCHOOL	POCKET B, MAYUR VIHAR, PHASE-II, DELHI-91	LAGAN KALA UPVAN SOCIETY
1002278	MOTHER TERESA PUBLIC SCHOOL	C-BLOCK, PREET VIHAR, DELHI-92	SECULAR EDUCATIONAL SOCIETY
1002279	EVERGREEN PUBLIC SCHOOL	VASUNDHARA ENCLAVE, DELHI-96	JOTIRMOY BAL SHIKSHA SAMITI
1002281	STAREX INTERNATIONAL SCHOOL	FC-26, DALLUPURA, VASUNDHARA ENCLAVE, DELHI-110096	EAST POINT EDUCATION SOCIETY
1003206	S.L.S. D.A.V. PUBLIC SCHOOL	MAUSAM VIHAR, DELHI	D.A.V. COLLEGE MANAGING COMMITTEE DARBARI LAL MARG, NEW DELHI

1003235	BHARTI PUBLIC SCHOOL	SWASTHYA VIHAR, VIKAS MARG, DELHI-110092	BHARTI EDUCATIONAL TRUST
1003236	BAL MANDIR SR. SEC. SCHOOL	DEFENCE ENCLAVE, VIKAS MARG DELHI-110092	BAL HARIKAT SHIKSHA SAMITI, DELHI
1003239	SAAI MEMORIAL SCHOOL	SAI BHAWAN GEETA COLONY NEAR PETROL PUMP, DELHI-110031	SAI MEMORIAL EDUCATION SOCIETY
1104309	GYANDEEP VIDYA BHAWAN SECONDARY SCHOOL	BLOCK C-10 YAMUNA VIHAR, DELHI-110053	GYANDEEP EDUCATION SOCIETY
1104311	LOVELY ROSE PUBLIC SECONDARY SCHOOL	C-9 YAMUNA VIHAR, DELHI-110053	LOVELY ROSE EDUCATIONAL SOCIETY
1104312	CANTERBURY PUBLIC SCHOOL	YAMUNA VIHAR, DELHI-110053	CANTERBURY EDUCATIONAL SOCIETY
1105176	NAV JEEVAN ADARSH PUBLIC SR. SEC. SCHOOL	GALI NO-7, GAUTAM PURI, DELHI-110053	NAV JEEVAN ADARSH PUBLIC SHIKSHA SAMITI
1720148	DAV PUBLIC SCHOOL	B-1 VASANT KUNJ, NEW DELHI-110070	D.A.V. COLLEGE MANAGEMENT AND TRUST SOCIETY
1720149	DELHI PUBLIC SCHOOL	SECTOR-C, POCKET-5, VASANT KUNJ, NEW DELHI-110070	DELHI PUBLIC SCHOOL SOCIETY DPS STAFF FLATS
1720150	GYAN MANDIR PUBLIC SCHOOL	E-BLOCK NARAINA VIHAR, NEW DELHI-110028	KHOSLA EDUCATION FOUNDATION (REGD.)
1720155	MASONIC PUBLIC SCHOOL	B-1 VASANT KUNJ, NEW DELHI-110070	NORTHERN INDIA MASONIC CHARITABLE SOCIETY
1720159	THE HERITAGE SCHOOL	D-II VASANT KUNJ, NEW DELHI-110070	SHRI K.D. RAJPAL EDUCATIONAL SOCIETY

School/ID	School Name	Address	Society
1821185	DELHI PUBLIC SCHOOL	PHASE-1, SECTOR-3 DWARKA, NEW DELHI	DELHI PUBLIC SCHOOL SOCIETY
1821186	ST. GREGORIOS SCHOOL	PLOT NO. 12, SECTOR 11, DWARKA, NEW DELHI-110045	THE GREGORIOS ORTHODOX CHURCH SOCIETY
1821188	ST. MARY SCHOOL	SECTOR-19, DWARKA, NEW DELHI-110075	ST. MARY EDUCATIONAL SOCIETY
1821189	VENKATESHWAR INTERNATIONAL SCHOOL	SECTOR-10 DWARKA, NEW DELHI-110075	SRI VENKASESHWARA EDUCATIONAL SOCIETY
1821190	MODERN CONVENT SCHOOL	SECTOR-IV DWARKA, NEW DELHI-110075	MODERN CHARITABLE FOUNDATION VISHWA BHARATI WOMENS WELFARE
1822181	VISHWA BHARTI PUBLIC SCHOOL	SECTOR-6 DWARKA, NEW DELHI	INSTITUTION
1923250	BIRLA VIDYA NIKETAN	PUSHP VIHAR IV, NEW DELHI	BIRLA ACADEMY OF ART AND CULTURE
1923255	GENERAL RAJS SCHOOL	BALBIR SEXENA MARG, HAUZ KHAS-110016	P.C. RAJRATANAMS INSTITUTIONS
1923285	AMITY INTERNATIONAL SCHOOL	ROAD NO. 44, M. BLOCK, SAKET, NEW DELHI-110017	RITNAND BALVED EDUCATION FOUNDATION
1924147	THE WULDEN SCHOOL	A-BLOCK NITI BAGH, NEW DELHI-110049	GABDOOD SINGH MEMORIAL EDUCATIONAL TRUST
1925249	DON BOSCO SCHOOL	ALAKNANDA, NEW DELHI-110019	SALESIAN BROTHERS SOCIETY OF DELHI
1925261	KALKA PUBLIC SCHOOL	ALAKNANDA, NEW DELHI-110019	KALKA EDUCATION SOCIETY

1925262	D.A.V. PUBLIC SCHOOL	KAILASH HILLS, NEAR C-BLOCK, EAST OF KAILASH, N. DELHI-110065	DAV COLLEGE MANAGING COMMITTEE
1925263	ST. GEORGES SCHOOL	ALAKNANDA, N. DELHI-110019	
1925264	DAISY DALES SR. SEC. SCHOOL	E-331 A, EAST OF KAILASH NEW DELHI-110065	ADARSH SANGEET VIDYALAYA NEW GREEN FIELD EDUCATIONAL SOCIETY, NEW DLEHI
1925266	NEW GREEN FIELDS SCHOOL	ALAKHANANDA-110019	
1925287	D.A.V. PUBLIC SCHOOL	SARITA VIHAR GAUHAN MARG OPP PKT-E	DAV COLLEGE AND MANAGING SOCIETY
1925291	GLORY PUBLIC SCHOOL	POCKET-B, SARITA VIHAR, NEW DELHI-110044	LAXMI SHIKSHA SOCIETY
1925296	RYAN INTERNATIONAL SCHOOL	KONDLI, GHLOULI COMPLEX, DELHI-110096	MOTHER INDIA EDUCATION SOCIETY

APPENDIX V

STATEMENT SHOWING THE RECOVERY & OUTSTANDING DUES IN RESPECT
OF INSTITUTIONAL SOCIETIES FOR THE PERIOD OF 1997-98 TO 2003-04

Sl. No.	Year	Amount received (in lacs)
1	1997-98	1.59
2	1998-99	11.42
3	1999-00	10.22
4	2000-01	11.01
5	2001-02	17.21
6	2002-03	16.70
7	2003-04	4.38

**PARLIAMENTARY PUBLICATIONS CAN ALSO BE OBTAINED FROM THE
FOLLOWING AUTHORISED AGENTS:—**

Sl. No.	Name of Agent
	ANDHRA PRADESH
1.	M/s. Ashok Book Centre, Benz Circle, Vasavya Nagar, Vijaywada-520006 (A.P.)
	BIHAR
2.	M/s. Progressive Book Centre, Zila School, Pani Tanki Chowk, Ramna, Muzaffarpur-842002 (Bihar)
	DELHI
3.	M/s. Jain Book Agency, C-9, Prem House, Connaught Place, P.B. No. 1113, New Delhi-110001.
4.	M/s. Bookwell, 2/72, Sant Nirankari Colony, Kingsway Camp, Delhi-110009.
5.	M/s. Rajendra Book Agency, IV-D-50, Lajpat Nagar, Old Double Storey, New Delhi-110024 (T.Nos. 26412362 & 26412131)
6.	M/s. Central News Agency Pvt. Ltd. P-23, Connaught Circus, New Delhi-110001.
7.	The Manager, M/s. Books India Corporation, Publishers, Importers & Exporters, L-27, Shastri Nagar, Delhi-110052.
8.	M/s. Sangam Book Depot, LG-3, Akarshan Bhawan, 23, Ansari Road, Darya Ganj, New Delhi-110002.
9.	M/s. Biblia Impex Pvt. Ltd., 2/18, Ansari Road New Delhi-110002 (T.No. 23262515).
10.	M/s. Universal Book Traders, 80, Gokhale Market, Opp. New Courts, Delhi-110054 (T. No. 23911966).
11.	M/s. Seth & Co. Room No. 31 D, Block-B, Delhi High Court, Sher Shah Road, New Delhi-110003.
12.	M/s. Dhanwantra Medical & Law House, 592, Lajpat Rai Market, Delhi-110006. (T.No. 23866768)
13.	M/s. Jayna Book Depot, Chowk Chhapparwala, Bank Street, Karol Bagh, New Delhi-110005.
14.	M/s. Standard Book Co., 125, Municipal Market, Connaught Place, P.B. No. 708, New Delhi-110001 (T. No. 23411919).
15.	M/s. D.K. Agencies (P) Ltd. A/15-17, Mohan Garden, Najafgarh Road, New Delhi-110059.
16.	M/s. Vijay Book Service C-D/123/C, Pitam Pura, New Delhi-110034.

MADHYAPRADESH

17. M/s. Suvidha Law House, 28 Malviya Nagar, Roshanpura, Bhopal-462003.

MAHARASHTRA

18. M/s. Usha Book Depot, 585/A, Chitra Bazar, Khan House, P.B. No. 2621, Mumbai-400002.
19. M/s. Jaina Book Agency (India), 649-A, Girgaum Road, Opp. 2nd Dhobi Talao Lane, Mumbai-400002.

PONDICHERRY

20. Editor of Debates, Legislative Assembly Department, Pondicherry-605001.

TAMILNADU

21. M/s. M.M. Subscription Agencies, 123, Third Street, Tatabad, Coimbatore-641012.
22. M/s. C. Sitaraman & Co., 73/37, Royappettah High Road, Chennai-600014.

UTTAR PRADESH

23. M/s. Law Publishers, Sardar Patel Marg, P.B. No. 1077, Allahabad (U.P.).
24. M/s. Ram Advani Bookseller, Mayfair Building, Hazrat Ganj, GPO Box No. 154, Lucknow-226001.