

Sub: Proceedings of the 46th Meeting of the
Executive Committee of Jaipur Development
Authority held on 18-8-1990 at 3.30 P.M.
in the Committee Room of Jaipur Development
Authority.

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JAIPUR DEVELOPMENT AUTHORITY, JAIPUR.

Sub: Proceedings of the 46th Meeting of E.C.
of JDA held on 18-8-1990 at 3.30 P.M.
in the Committee Room of J.D.A., Jaipur.

The 46th Meeting of the E.C. of Jaipur Development Authority was held on 18th August, 1990 at 3.30 P.M. in the Committee Room of J.D.A. under the Chairmanship of Shri D.S. Meena, Jaipur Development Commissioner.

The list of participants is at Annexure-I.

The Chairman welcomed the Members. Thereafter, the Agenda Items were taken up for consideration and decisions were taken thereon as under :-

Agenda Item

No. 46.1 : (a) Confirmation of the proceedings of the 45th Meeting of E.C.

The proceedings of the 45th Meeting of E.C. held on 13.6.90 were confirmed.

(b) Review of action taken on the decision of the 45th Meeting of the E.C.

The Committee noted the progress of implementation of the decisions taken in the 45th Meeting of the E.C.

Agenda Item

No. 46.2 : Annual Accounts of J.D.A. for the year 1989-90:

The salient features of the final accounts of the Authority for the Financial Year 1989-90 were explained by the Director, Finance. The Executive Committee approved the Annual Accounts and Balance Sheet presented.

Agenda Item

No. 46.3 : Applicability of additional floor levy and allowing height equivalent to existing building height for proposed extension in Hotel Clarks, Amer.

After considering the Agenda Notes and the decisions of the 21st Meeting of the J.D.A. held on 24.6.90 the Committee took the following decisions :

(a) The existing building is at an height of 103'-2 1/2". It was, therefore, decided that the extension may also be approved for similar height. It may, however, be ensured that adequate fire safety measures may be provided while approving the building plan.



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(b) The Executive Committee in its 37th Meeting held on 11.7.88 had decided that for commercial buildings in the existing developed areas, charges for extra floor shall be on the basis of reserve price of commercial land in that scheme or the nearest scheme.

(c) In the agenda notes it was proposed that the reserve price for this purpose may be taken, as Rs. 1200/- per Sq.Meter. The Reserve price to be charged for allowing additional floor was discussed. The reserve price for land falling in various schemes and in Cooperative Societies has been issued vide Order No.F. (61) JDA/CRO/SA/86 dated 7-5-89. According to this order reserve price for land in areas adjoining Clarks Amer are as under :-

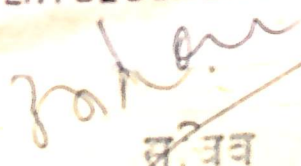
Sl. No.	Schemes/Coop.Socy.	Reserve price per Sq.Mtr.	
		Residential	Commercial
1.	Malviya Nagar Scheme. -	Rs. 300/-	Rs. 900/-
2.	Jhalana Dungar. -	Rs. 300/-	Rs. 900/-
3.	Air Port, Institutional Areas. -	Rs. 400/-	Rs. 1200/-
4.	Indra Nagar. -	Rs. 300/-	Rs. 900/-
5.	Cooperative Housing Societies :-		
	a) Zone - I.	Rs. 400/-	Rs. 1200/-
	b) Zone - II.	Rs. 400/-	Rs. 1200/-
	c) Zone - III.	Rs. 300/-	Rs. 900/-
	d) Zone - IV.	Rs. 300/-	Rs. 900/-
	e) Zone - V.	Rs. 300/-	Rs. 900/-

This land falls under Zone-IV for Cooperative Societies. As per the above mentioned order commercial reserve price for land in this Zone is Rs. 900/- per Sq. Meter. Malviyanagar* and Valmiki Grah Nirman Sahakari Samiti are adjacent to the Hotel site. It would thus be proper to charge the reserve price applicable for such land which is adjoining the Hotel land. Moreover, the commercial reserve price for Malviya Nagar is also Rs. 900/- per Sq.Meter. In the Agenda Notes the reserve price for Jhalana, Malviya Nagar and Airport Institutional area has been proposed. These lands are not near the Hotel land and it would not be proper to charge reserve price applicable to land located far away. Since for land all around the Hotel, the reserve price is Rs. 900/- per Sq.Meter. It was decided that reserve price @ Rs. 900/- per Sq.Meter may be applicable for allowing additional floor area.

Agenda Item
No. 46.4 :

Extension of the term of the post of Additional Director, Enforcement. :

After considering the agenda notes it was decided that the term of Additional Director, Enforcement and Dy. Director, Enforcement may be further extended.


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* Housing
Cooperative
Society

Agenda Item
No. 46.5 :

Strengthening of Law Division:

After considering the agenda notes it was decided that a post of Deputy Director, Law in the scale of Rs.3450 - 5000 may be created for one year in the first instance.

Agenda Item
No. 46.6 :

Revision of norms of telephone calls at the residence of J.D.A. Officers.

After considering the agenda notes the Committee approved the revised limit of telephone calls at the residence of J.D.A. Officers as under :-

<u>Name of Officers.</u>	<u>Calls per 2 months.</u>
1. <u>Junior Officers:</u>	
ZICs, XENs and Officers in Senior Scales etc. ..	900
2. <u>Senior Officers:</u>	
S.E., S.T.P. and Officers in Scale of 4500 - 5700..	1200
3. Directors and Additional Secretary. ..	1800
4. Secretary and J.D.C. ..	No limit.

Agenda Item
No. 46.7 :

Creation of Quasi-permanent posts of labourers.

After considering the Agenda Notes, the Committee decided that a Group consisting of Director, Finance; Director, Law and Director, Engineering and Secretary, JDA, as Convener should be constituted to examine the details and submit their report for quasi-permanent posts and work charge labourers.

The Committee may also examine the manpower requirement for the existing work-load and make recommendations thereon.

Agenda Item
No. 46.8 :

Supply of Safa to various categories of Staff of Jaipur Development Authority.

After considering the Agenda Notes and information received from the various Departments / Organisations it was decided that Safa may be allowed only to Jamadars of JDA as per norms prescribed in the Government Circular No.F.6(5)GAD/III/83 dated the 14th February, 1985.

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Agenda Item
No. 46.9

Relaxation in qualifications of widows
of deceased J.D.A. Employees.

After considering the Agenda Notes the Committee decided that the educational qualifications prescribed for the post of Class IV and equivalent in the Class-IV Service Rules of J.D.A. may be waived only for the purpose of providing employment to the widows of the deceased employees of Jaipur Development Authority.

Agenda Item
No. 48.10

Policy decision regarding regularisation
of constructions made in violation of
type design of single storeyed shops in
Nahari - ka - Naka Shopping Complex.

After considering the Agenda Notes it was decided that the charges approved for regularisation in the 39th Meeting of the Executive Committee held on 8.2.89 may be revised to levy the following charges for the regularisation of unauthorised constructions in violation of type design in Nahari-ka-Naka shopping complex :

- (a) 25% of the commercial reserve price for Basement.
- (b) 50% of the commercial reserve price for other floors.
- (c) Additional 10% of the commercial reserve price from those who have violated the type design.

Agenda Item
No. 46.11

Adoption of pension and General Provident
Fund Rules for the J.D.A. Employees.

After considering the Agenda Notes, the proposals for adoption of Pension & G.P.F. Rules for JDA Employees were accepted in principle.

It was also decided that a Committee consisting of Secretary, JDA; Director, Finance and Director, Law should examine these proposals for any changes necessary for their implementation.

Agenda Item
No. 46.12

Construction of double storeyed Car Parking
between M.I. Road and Ashok Marg, Jaipur-
Revised A&F sanction.

After considering the agenda notes, the Committee noted that on final measurement of the work the cost of the project has increased to Rs. 99.95 Lacs for the construction of Car Parking between M.I. Road and Ashok Marg and approved the revised cost of the project of Rs. 99.95 Lacs.

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Agenda Item
No.46.13:

Policy regarding regularisation of constructions
made in violation of type design of Single Storeyed
shops in Bapunagar.

After considering the Agenda Notes, the Committee decided to levy the following charges for the regularisation of unauthorised Constructions in violation of the type design in single-storeyed shops in Bapunagar as under :

- (a) 50% of the Commercial reserve price for the Basement.
- (b) 100% commercial reserve price for other floors.
- (c) Additional 50% of the commercial reserve price from those who have violated the type design.

It was also decided that in shops where covered Verandahs have been constructed, cash security as applicable in the cases of commercial buildings may be obtained and the covered Verandahs should not be regularised. It was also decided that the Balcony projection on the Government land also should not be regularised and cash security for such cases be obtained.

Umesh Kumar
(UMESH KUMAR)
SECRETARY, JDA.

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JAIPUR DEVELOPMENT AUTHORITY, JAIPUR.

ANNEXURE -I

Forty Sixth Meeting of the Executive Committee of
Jaipur Development Authority held on 18th August,
1990 at 3.30 P.M. in the Committee Room of J.D.A.

ATTENDANCE.

Sl.

No.

Name /Designation.

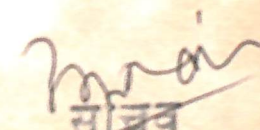
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|----|---|-----------|
| 1. | Shri D.S. Meena,
Jaipur Development Commissioner. | In Chair. |
| 2. | Shri N.K. Verma,
Secretary, Urban Development &
Housing Department,
Government Secretariat,
Jaipur. | |
| 3. | Shri V.S. Singh,
Collector, Jaipur. | |
| 4. | Shri Anirudh Krishna,
Administrator,
Jaipur Municipal Council, Jaipur. | |
| 5. | Shri R.C. Pancharia,
Director, Engineering,
Jaipur Development Authority,
Jaipur. | |
| 6. | Shri H.S. Mathur,
Director, T.P., J.D.A., Jaipur. | |
| 7. | Shri S.C. Derashri,
Director, Finance, J.D.A., Jaipur. | |
| 8. | Shri Umesh Kumar,
Secretary,
Jaipur Development Authority,
Jaipur. | |

SPECIAL INVITEES

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| 9. | Shri J.R. Goyal,
Director, Law, J.D.A., Jaipur. | |
| 10. | Shri S.P. Rai,
Additional Secretary, JDA, Jaipur. | |

OTHER REPRESENTATIVES:

- | | | |
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| 11. | Shri B.K. Surana,
S.E., PHED, City Circle,
Jaipur. | |
| 12. | Shri Mahavir Prasad,
Additional S.P., Jaipur, Hqtr.,
Jaipur. | |


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जयपुर विकास प्राधिकरण