

Proceedings of the sixth meeting of the Executive Committee of Jaipur Development Authority held on 10th December, 1982 at 10.15 A.M. in the Committee Room of J.D.A.

The sixth meeting of the Executive Committee of the Jaipur Development Authority was held in the Committee Room of J.D.A. at 10.15 A.M. on 10th December, 1982 under the chairmanship of Shri Satish Kumar, Jaipur Development Commissioner. The list of participants is annexed at Annexure-1.

Before taking up the Agenda Items, the chairman extended a welcome to the members and thanked them for their participation in the sixth meeting. Thereafter, the agenda items circulate to the members were taken up for consideration and the following decisions were taken and resolutions adopted :-

6.1 Confirmation of proceedings of the fifth meeting of the Executive Committee

Proceedings of the fifth meeting were confirmed. However, Director(Finance) stated that the background to Resolution No: 5.9 regarding emoluments of Shri T.S. Rajpurohit, D.C. (Housing Cooperatives) might also be placed on record. The reason for taking up the said agenda item was that normally, deputationists could only get the benefit of their salaries plus Deputation Allowance. In this case, it was proposed to give the benefit of the salary of Project Director, which Shri Rajpurohit was drawing prior to his deputation. This explained why Resolution No: 5.9 was adopted.

6.2 Rates for allotment of excess area in residential plots.

After considering the agenda notes, it was resolved that in all those cases where the land actually allotted was in excess of the area to which the allottee was entitled, the excess area

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might be allotted only at the following rates

	<u>Excess Area</u>	<u>Price to be charged</u>
i)	Excess area upto 10% of the entitlement.	On the actual rate of original allotment subject to a maximum of 30 Sq.Yds. Area in excess of 30 sq.yds. will be covered in subsequent categories, respectively.
ii)	Excess area upto 20% of the entitlement.	Current Reserve Price.
iii)	Excess area upto 30% of the entitlement.	Twice the Current Reserve Price.
iv)	Excess area above 30% of the entitlement.	Thrice the Current Reserve Price.

Provided that, an effort would be made to constitute a separate plot if the excess area exceeded 100 Sq.Yds.

6.3 Creation of one Electricity Division and one Water Supply Division.

After considering the agenda notes, it was resolved that for expediency and economy, electrification and water supply works might be executed by J.D.A. itself, as far as possible.

It was also resolved to create one Electricity Division and one Water Supply Division. The posts in the said Divisions might be created in accordance with the norms already adopted by J.D.A. for an Engineering Division. However, to begin with, the number of posts of Site Engineers (Sr.) (AENs) and Site Engineers (Jr.) (JENs) might be restricted to one and two, respectively. Their strength could be increased depending upon the workload specified in the norms adopted by J.D.A. The other posts might also be filled-up only as and when necessary.

6.4 Proforma for Budget Estimates of J.D.A.

After considering the agenda notes, it was resolved to adopt the proposed form of budget estimates for J.D.A. in terms of Section 63 of the J.D.A. Act. The form was based on double entry system for maintenance of accounts. Formal approval of the Authority might also be obtained for this form. The approved form would be as per Annex 6.4.

6.5 Commercial Scheme (ARAVALI) along J.L.N. Marg in Malviya Nagar.

After considering the agenda notes, it was resolved to approve the shopping complex scheme in Malviya Nagar along Jawahar Lal Nehru Marg. A budget provision of Rs.10.00 lakhs for the current year was also approved. The change in land use might be undertaken in anticipation of the formal notification by the Authority, as per J.D.A. Act.

It was also resolved to authorise J.D.C. to undertake exchange or acquisition of a strip of land along the road with the neighbouring Cooperative Society. The scheme might be undertaken on a time bound basis and a time schedule might be drawn for this purpose.

6.6 Link Road from Amer Road to Sikar Road via Nahri-ka-Naka and Nahargarh foothills.

After considering the agenda notes, it was resolved to undertake construction of a link road from Amer Road to Sikar Road via Nahri-ka-Naka and Nahargarh foothills. This road would be 40 ft. wide in the first phase and wherever feasible it could be widened upto 100 ft.

The total cost would be approximately Rs.60.00 lakhs. For the current year however, a budget provision of Rs.10.00 lakhs was approved. Out of this amount Rs.4.00 lakhs would be provided by the Municipal Council, Jaipur, since a substantial part of the road was in Municipal area. The financing of the total cost would be as follows :-

- 1) 25% from sale of commercial plots.
- 2) Remaining cost to be shared equally between J.D.A. and Municipal Council, Jaipur.

It was agreed that Municipal Council, Jaipur would also make a budget provision of Rs.16.00 lakhs in the budget for 1983-84.

For the present, out of the three phases, only first two phases costing Rs.37.00 lakhs would be undertaken and Phase-II would follow Phase-I. It was also resolved to approve the schemes for shopping complexes at the following places :-

- | | | |
|-----|---|---------------------------|
| (a) | At the start of the road from Amer side (bet. Km.0 to $\frac{1}{4}$) | - Shopping, Cinema, Hotel |
| (b) | Nearabout Km. $\frac{3}{4}$ | - Shopping |
| (c) | Near Brahmipuri/ Gator road diversion bet. Km. $1\frac{1}{2}$ to $1\frac{3}{4}$ | - Shopping |
| (d) | Exit. of road on Shastri Nagar Road Km. 4.605 | - Shopping |

These sites could be changed on the basis of actual survey.

It was also resolved to prepare a plan for development of Gator Tourist Centre. The Director of Tourism and the Director of Archeology would also be consulted for this purpose. Plans for the said shopping complex and for Gator Centre might be prepared and brought before the Committee.

It was further resolved to constitute a Committee consisting of Collector, Jaipur, Administrator, Municipal Council, Jaipur, S.P., Jaipur Director(Finance), JDA, Director(Enforcement), JDA and S.E.(P. & S), JDA to negotiate with the persons

occupying approximately 166 houses that would have to be acquired or removed for undertaking construction of this road.

Alternative piece of government land may also be located nearby, as far as possible for settling them.

6.7 Survey of Jawahar Nullah.

After considering the agenda notes, the proposal to undertake a survey of Jawahar Nullah for preparation of a drainage scheme was approved. A budget provision of Rs.12,000/- was also approved for this purpose.

6.8 Period for payment of cost of land by Govt. Offices, Public Undertakings and Institutions.

After considering the agenda notes, it was resolved to allow a period of 90 days for payment of cost of land by Govt. Offices, Public Undertakings and Institutions. It was also resolved that rates and penalties might be kept at 50% of the normal rates except that the penalty for the first two months after 90 days might be only 1%. The existing rates may be amended accordingly.

6.9 Survey for construction of road overbridge near Jaipur South Railway Station (Bais Godam)

After considering the agenda notes, it was resolved to undertake a survey for construction of an overbridge near Jaipur South Railway Station. A budget provision of Rs.30,000/- was also approved for this purpose.

6.10 Development of land along Ganda Nullah between Bajaj Marg and Prithviraj Road, C-Scheme and construction of 36 shops.

After considering the agenda notes, it was resolved to approve and undertake the scheme for

Bajaj Marg and Prithviraj Road in C-Scheme along with construction of 36 shops. A total budget provision of Rs.3.72 lakhs was also approved.

6.11 Grant of conveyance
Allowance advance to
employees on
deputation to J.D.A.

After considering the agenda notes, it was resolved that conveyance allowance advance to the extent of Rs.6,000/- for scooter/ motor cycle and Rs.12,000/- for car might be sanctioned to government servants on deputation to J.D.A. provided that a certificate is produced by them stating that Collector, Jaipur was unable to give them conveyance advance in the near future. Wherever provision of a vehicle to such an employee would be in the interest of J.D.A., keeping in view the functional requirements of the borrower, conveyance allowance advance to the abovesaid extent might be granted for purchase of a new or a second hand vehicle on the same terms and conditions as adopted in Resolution No:5.7.

6.12 Appointment of M/s. Jaipur
Auction House as Auctioners
of J.D.A.

After considering the agenda notes, it was resolved to accept the recommendations of the Negotiating Committee for appointment of M/s. Jaipur Auction House as auctioners of J.D.A. The auctioners would get a commission @ 25 Ps. per hundred rupees. The claims of M/s. Aditya Auction House and M/s. Mahavir Auction House were rejected.

6.13 Shopping Centre at
Nahri-ka-Naka Circle

After considering the agenda notes, it was resolved to approve the scheme for a shopping Centre at Nahri-ka-Naka Circle. A budget provision of Rs.3.50 lakhs for the said Shopping Centre was also approved.

6.14 Katchi Basti Resettlement Scheme in Malviya Nagar area.

After considering the agenda notes, it was resolved to undertake a Site and Service Scheme for Economically Weaker Sections (EWS) with the assistance of HUDCO. The scheme to resettle Katchi Basti dwellers would be carved out in the Malviya Nagar area. This would involve a change of land use from industrial to residential, which might be undertaken in anticipation of formal notification under the J.D.A. Act.

6.15 Development of land along Ganda Nullah Between Bhawani Singh Road and Jamnalal Bajaj Marg, 'C' Scheme and construction of 40 shops.

After considering the agenda notes, it was resolved to undertake development of land along Ganda Nullah between Bhawani Singh Road and Jamna Lal Bajaj Marg in 'C' Scheme. The scheme would consist of 40 plots for shops and one plot for an institution. It was also resolved to make a budget provision of Rs.0.55 lakhs for the said development work.

6.16 Sanction for expenditure of Rs.33.00 lakhs on construction and providing of doors, W.Cs., flooring, etc. in EWS quarters of Murlipura and Vidyadhar Nagar R.& R. Scheme.

After considering the agenda notes, it was resolved to undertake additional expenditure of Rs.8.00 lakhs for provision of doors, W.Cs., flooring, etc., in EWS quarters of Rehabilitation & Resettlement Department at Murlipura and Vidyadhar Nagar.

It was also resolved to provide Rs.25.00 lakhs for meeting the cost of the scheme. The total amount of Rs.33.00 lakhs would be given ^{by way of} interest free loan to the R.& R. Department and this would be recovered out of the sale proceeds of the vacant plots as mentioned in Resolution No:6.19.

6.17 Skeletal Housing Scheme
for EWS at Jhalana
Dungri Area - Phase I

After considering the agenda notes, it was decided that change in land use for the Skeletal Housing Scheme for Economically Weaker Section at Jhalana Dungri Area - Phase-I might be undertaken from institutional to residential in anticipation of the formal notification under the Law.

6.18 Upgrading of the posts of
Site Engineers - Jr. (JENs)
as per the adopted norms of
workload for Engineering
staff.

After considering the agenda notes, it was resolved that if more posts of Site Engineers (Sr.) (AEN) were required in accordance with the norms of workload as adopted by J.D.A. vide Standing Order No:3 dated 3rd Nov., 1982, these might be filled-up by upgrading the existing posts of Site Engineers (Jr.) (JENs). The total number of sanctioned posts of Site Engineers (Sr.) and Site Engineers (Jr.) (JENs) would remain at the same level but the said upgradation might be undertaken in order to fill up the posts as per the said norms.

6.19 Disposal of LIG/MIG/HIG
Plots in Vidhyadhar Nagar
and Murlipura.

It was resolved to undertake disposal of plots in Vidhyadhar Nagar and Murlipura scheme (approx. 900) by way of allotment. The salient features of the allotment scheme would be broadly based on the scheme adopted by U.I.T., Alwar, with the approval of Government. The proposed scheme might be undertaken by J.D.A. after making a reference to the Government but if the said approval was not received by 25th December, 1982, the scheme might be implemented in anticipation of government approval as the broad features have already been approved in a meeting taken by the Chief Minister and Chairman on 9-12-82.

It was also resolved that the Rules followed for this scheme might be applied to other new schemes but they might be brought before the Executive Committee if any changes were found necessary in light of the experience gained in Vidhyadhar Nagar and Murlipura schemes.

It was also resolved that although the matter regarding the distribution of sale proceeds might be left to the Chief Minister and Chairman, JDA, the provisions of JDA Act vesting all nazul land of Jaipur Region in the JDA might be brought to the notice of the Chief Minister and the claims of JDA might be pressed accordingly.

The availability of plots in the said schemes was noted as follows :-

S.No.	Name of Scheme	Group No. for disposal clubbing plots.	Size & number of plots.	
1.	Vidhyadhar Nagar	I (Upto 200 Sq.Yds.)	$\frac{26' \times 60'}{2}$	$\frac{30' \times 60'}{176}$
		II (201 to 300 Sq.Yds.)	$\frac{36' \times 60'}{1}$	$\frac{40' \times 60'}{176}$
		III (above 300 Sq.Yds.)	$\frac{36' \times 90'}{1}$	$\frac{40' \times 90'}{41}$
2.	Murlipura	I	$\frac{30' \times 60'}{474}$	
		II	$\frac{38' 9'' \times 60'}{14}$	
		III	$\frac{46' 9'' \times 60'}{2}$	

It was further resolved to adopt a reserve price of Rs.98/- per Sq. Yd. for disposal of the said plots. The salient features of the procedure adopted by U.I.T., Alwar and the salient features adopted by JDA were as follows :-

Salient features of the procedure adopted by Alwar, U.I.T.

Salient features of the modified methodology proposed to be adopted by the U.I.T. for the disposal of plots in Vidhyadhar Nagar and Gurgaon

1. No auction of plots is envisaged.
2. All the plots would be allotted at the reserve price or at a fixed higher rate.
3. No reservation for any category of person is available.
4. Plots will be given on lease hold basis.
5. An applicant can apply for only one plot.
6. Allotted plot can not be sold for ten years.
7. Construction is to be done within two years, plinth is to be filled up within 12 months.
8. Additional money will be charged when sewer is provided.
9. Plots will be allotted by lottery. 10% extra will be charged for corner plots.
10. Person who owns a house or a plot anywhere in Rajasthan is not eligible.
11. Plots of any size could be booked irrespective of income category of applicant.
12. Following categories and the rates have been adopted:

1. Same as adopted by U.I.T., Alwar
2. -do-
3. -do-
4. -do-
5. -do-
6. -do-
7. -do-
8. -do-
9. -do-
10. Person who owns a house or a plot within the limit of J.D.A. is not eligible.
11. Plots of one lower category than the income category can also be booked by the applicant.
12. Following would be the categories and the rates:-

Category	Description	Income per month. - Rs.)	Rate to be charged
A.	General	Less than 1500	Reserve Price.
	General	1500-2500	Reserve Price +25%
	General	above 2500	Reserve Price +50%

Category	Description	Income per month - Rs.)	Rate to be charged
A.1	General	Less than 1000	Reserve Price
A.2	General	1001-1500	Reserve Price + 15%
B	General	1501-2500	Reserve Price +30%
	General	Above 2500	Reserve Price +60%

Category	Description.	Income per month - Rs.	Rate to be charged
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D.	Govt. servant Armed forces Personnel & War widows, Member of S/C & S/T.	Less than 1500	Reserve Price
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E. -do-

1500-2500	Reserve Price+10%
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F. -do-

Above 2500	Reserve Price+25%
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Advance

13. Advance money with the application is to be deposited as per para 6 of the booklet.

Category	Description	Income per month - Rs.)	Rate to be charged.
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D.	Govt. Servant Armed forces personnel & war widows, Police & Security forces personnels, Members of S/C & S/T.	Less than 1500	Reserve Price
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E. -do-	1500-2500	Rreseve Price+15%
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F. -do-	Above 2500	Reserve Price+30%
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13. Advance money with the application would be as follows. The category of plots to be allotted would also be as follows:-

Category of appli- cant.	Advance money in Rs.	Eligibility for plots.
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A.I	Rs.2500/-	I category
A.2	Rs.5000/-	I "
B.	Rs.10,000/-	II & I "
C.	Rs.20,000/-	III & II "
D.	Rs.2,500/-	I "
E.	Rs.5,000/-	II & I "
F.	Rs.10,000/-	III & II "

14. The allottee will have to give balance amount within 30 days otherwise penalty will be levied till one year.

14. The allottee will have to give balance amount in four equal quarterly instalments. The defaulter will have to pay penalty as per J.D.A. Rules. Possession of plot will be given after full payment. Allottee can deposit full money at any time and can take possession.

15. Government servants include any person serving under the Government of India or the Government of Rajasthan but does not include employees of public sector enterprises.

15. Government servants include any person serving under the Government of India or the Government of Rajasthan and also include the employees of Local bodies or public undertakings of Government of Rajasthan.

13. The allottee may retain his advance for registration in another new Scheme. The advance would bear interest @ 8% p.a. from 1st May, '83 to the date of registration of the relevant Scheme.

19. Repayment of advance after 1st May, '83 would bear interest @ 8% p.a.

The Committee also approved the following time schedule for the said scheme :-

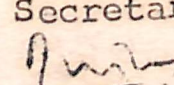
Announcement in the - By 1st Jan., '83
paper
Last date of receipt - 31st Jan., '83
of applications from
Rajasthan and Delhi.
Last date of receipt - 15th Feb., '83
of applications from
other places.
Lottery to be drawn - by 31st March, '83
Money to be refunded - In April, '83
to non-allottees
Allotment letter to - By 15th April, '83
be issued.
Ist instalment of - Before 31st May, '83
dues to be deposited.
IIInd -do- - " 31st of Aug., '83
IIIrd -do- - " 30th Nov., '83
IVth -do- - " 29th Feb., '83
& last
Possession to be - In March, 1984
given

Provided that the possession can be handed over earlier if full payment is made.

It was also resolved that the applicants might also be given the choice to retain their deposit with J.D.A. for enabling them to participate in a future allotment lottery in any other scheme of J.D.A. to be announced within 6 months. The applicants who elect to retain the deposit with the J.D.A. would receive interest @ 7% p.a. on this deposit from 1st May, 1983 till the announcement of the next residential scheme.

The meeting concluded with a vote of thanks to the chair.


G.N. Haldeal
Secretary


G.N. Haldeal
Secretary.

Copy to all concerned.

List of participants of Sixth Meeting of the Executive Committee of J.D.A. held on 10th December, 1982.

1. Shri A.L.Roongta,
Secretary, Urban Development & Housing,
Government of Rajasthan,
Jaipur.
 2. Shri G.N.Haldea,
Secretary,
Jaipur Development Authority (Member-Secy.)
 3. Shri L.B.Buxi,
Chief Engineer,
Public Works Department,
Jaipur.
 4. Shri M.B.Jain,
Chief Engineer,
Public Health Engineering Department,
Jaipur.
 5. Shri Jyoti Swaroop,
Chief Engineer,
Rajasthan State Electricity Board,
Jaipur.
 6. Shri Anand Prasad,
Managing Director,
Rajasthan Tourism Development Corporation,
Jaipur.
 7. Shri C.S.Mohta,
Director, Town Planning,
Jaipur Development Authority.
 8. Shri M.M.Swaroop,
Director, Engineering,
Jaipur Development Authority.
 9. Shri S.C.Johri,
Director, Finance,
Jaipur Development Authority.
 10. Shri L.C.Gupta,
Collector,
Jaipur.
 11. Shri N.N.Meena,
Superintendent of Police,
Jaipur.
 12. Shri K.K.Chaudhary,
Administrator,
Municipal Council,
Jaipur.
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