

Chapter 2

Audit Framework

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2.1 Audit Mandate

The Performance Audit on Land Management in DDA was conducted under Section 19(2) of the Comptroller and Auditor General's (Duties, Powers and Conditions of Service) Act, 1971, read with Section 25 (2) of the Delhi Development Act, 1957. The functioning of DDA relating to Development of Land was reviewed and reported in Chapter-II of Audit Report No. 2 of 2006 of the C&AG of India. The Performance Audit on Acquisition and Development of Land was reported in Chapter -V of Audit Report No. 17 of 2011-12 of the C&AG of India. Compliance with the recommendations of the Public Accounts Committee on Report No. 2 of 2006 has been suitably incorporated in this report.

2.2 Audit Objectives

The Performance Audit was conducted to assess:

- Whether land management activities were executed with efficiency, economy and effectiveness and whether these were undertaken in accordance with the applicable legal and regulatory framework;
- Whether an efficient planning mechanism for carrying out the land management activities was in place and was functional;
- Whether an effective system of records management and documentation existed and was functional;
- Whether an effective internal control and monitoring system was in place for planned implementation of the land management activities.

2.3 Scope of Audit

Activities relating to Land Acquisition, Land Development, Land Disposal and Protection of land for the period of five years i.e. from 1 April 2010 to 31 March 2015 were examined at DDA Headquarters as well as at its various field offices.

2.4 Sources of Audit Criteria

Audit criteria for the Performance Audit have been drawn from the following sources:

- Delhi Development Act, 1957;
- Land Acquisition Act, 1894 and the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013;
- Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981;
- Policies/guidelines/instructions issued by competent authorities;

- Central Public Works Department Manual;
- Master Plan of Delhi, 2021;
- Contract Agreements and other relevant documents.

2.5 Audit Methodology and Sampling

2.5.1 Audit Methodology

This Performance Audit was conducted in conformity with provision of Performance Audit Guidelines 2014. A Pilot Study was carried out during January-May 2015 and an Entry Conference with DDA and representatives of the Ministry of Urban Development (MoUD) was held on 26 June 2015 wherein the objective and scope of audit, audit methodology, audit criteria to be applied, detailed audit programme etc. were discussed. Joint Inspection was carried out with the officials of DDA.

After completion of audit, a Draft Performance Audit Report on Land Management in DDA was issued to MoUD and DDA on 22 April 2016 with a time of four weeks to respond. Responses of DDA were received in June 2016. An Exit Conference was held on 16 June 2016 with representatives of the MoUD and DDA, wherein major audit findings and recommendations were discussed. Thereafter, the modified Draft Performance Audit Report was again issued to MoUD and DDA on 14 October 2016, wherein their final comments were sought within two weeks. DDA in its reply dated 28 October 2016 intimated that they had no additional comments to offer and the reply submitted earlier may be treated as final. The replies received from DDA, as well as their response during the Exit Conference, have been duly considered and incorporated in the Report. Reply of Ministry was not received.

2.5.2 Audit Sample

DDA did not make available complete information sought by Audit on Land Acquisition, Land Development, Disposal of Land and Nazul-I properties relating to the audit period. Details of cases selected for Audit and records provided by DDA there against are as follows:

Table 2 : Details of cases selected for Audit and status of records provided by DDA

Particulars	Type	Total No. of Cases (as provided by DDA)	No. of Cases Selected	No. of Cases in which Records Provided
Land Acquisition	Acquisition	39	19	18
	Enhanced Compensation	935	50	46
Land Development	Major schemes/works	57	11	11
Land Disposal	Institutional	141	50	40
	Industrial	2	2	2
	Alternate Allotment	175	17	17
	Commercial	24	24	18
	Land Sales Branch, Rohini	125	25	24

Particulars	Type	Total No. of Cases (as provided by DDA)	No. of Cases Selected	No. of Cases in which Records Provided
Land Protection	Demolition Cases	734	37	14
Nazul I Properties	Lease Cases	Full details not provided	60	13
	Conversion from leasehold to freehold	Full details not provided	58	44
	Recovery of damage charges	Full details not provided	21	12

2.6 Acknowledgment

Audit acknowledges the co-operation received from the officers/ officials of MoUD, DDA and its field offices during the audit process.

