

Sub : Proceedings of the Forty Fifth Meeting
of the Executive Committee of JDA held
on 13th June, 90 at 11.00 A.M. in the
Committee Room of Jaipur Development
Authority.

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR.

Sub: Proceedings of the 45th Meeting of the Executive Committee of Jaipur Development Authority held on the 13th June, 1990 at 11.00 A.M. in the Committee Room of Jaipur Development Authority.

The 45th Meeting of the Executive Committee of Jaipur Development Authority was held on 13th June, 90 at 11.00 A.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 and thanked them for their participation in the Meeting. Thereafter the Agenda items already circulated to the members were taken up for consideration.

Agenda Item No. 45.1 : Confirmation of the proceedings of the 44th Meeting of the Executive Committee.

The proceedings of the 44th Meeting of the Executive Committee held on 31.1.1990 were confirmed with the following modification in regard to proposals for M/s. Suneja Tower for developing township in the Prithviraj Nagar :

" Sealed tenders should be invited from various parties to ensure maximum competition in a work of such magnitude".

Agenda Item No. 45.2 : Review of action taken on the decisions of 43rd and 44th Meetings of the Executive Committee.

The Committee noted the progress of the implementation of the decisions taken in the 43rd and 44th Meetings of the EC with the following suggestions:-

For Item No. 43.13 providing Sewerage System in various developed Colonies of Jaipur City.

The suggestion of the Committee that Rs.12.50 per Sq.Yd. be charged for providing sewerage system in case the main sewerage is available in the near vicinity of the colony should not be implemented for the present. It was also decided that feasibility study of such areas should be carried out whether the work for providing Sewerage System could be carried out under the normal programme by the P.H.E.D.

Agenda Item No. 45.3 : Sanction of special disability leave to Shri Balbir Prashad Avasthi, Supervisor.

After considering the Agenda Note it was decided that special disability leave for the period 10.8.1982 to 5-11-1982 may be sanctioned as per provisions contained in the Rajasthan Service Rules.

Agenda Item No. 45.4 : Regarding allotment of land in Bassi Sitarampura to Mrs. Vijay Laxmi W/o Shri R.N. Dinesh.

After considering the Agenda Item it was decided that the matter should be examined whether the encroached land forms part of the land belonging to Water Works Department and then the case should be referred to the Government for final approval.

Agenda Item No. 45.5 : Regarding waiving resumption charges amounting to Rs. 3804.36 for Plot No. G-11 in Vaishali Nagar.

The case regarding allotment of land to Late Major Ramesh Badelani and subsequently transferred to his daughter Kumari Rajani Badelani was considered and it was decided that resumption charges of Rs. 3804.36 on account of non-construction may be waived.

Agenda Item No. 45.6 : Extension in the period of construction on vacant plots beyond 31st December, 1989.

The decision of the 41st Meeting of the Executive Committee to grant relief to the allottees who had not constructed their residential/commercial or institutional buildings within the prescribed period was reconsidered and the following decision was taken :-

1. For the period of construction extended upto 31st December 1989 the regularisation charges were fixed at 2% of the current price per Sq. Meter. This should be revised as regularisation charges at 2% of the allotment price per Sq. Meter and in case of auctioned plots the charges shall be 2% of the auction price per Sq. Meter.

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2. For further extension of the period beyond 31.12.89 the regularisation may be done after charging the following rates :-

<u>Period.</u>	<u>Amount to be charged.</u>		
1. For the 1st Year beyond 31.12.89 ..	0.5%	of the allotment price of allotted land and auction price per Sq.Mtr. for auctioned plots.	
2. For the 2nd Year.. beyond 31.12.89 ..	1%	-do-	-do-
3. For the 3rd year beyond 31.12.89 ..	1.5%	-do-	-do-
4. For the 4th Year beyond 31.12.89 ..	2%	-do-	-do-
5. For the 5th Year beyond 31.12.89 ..	2.5%	-do-	-do-

The above charges shall be in addition to 2% of the allotment/auction price as lumpsum charges for the extended period upto 31-12-1989. After expiry of the extended period of 5 years if the construction is not completed the plot shall stand resumed automatically.

The above relaxation charges shall be applicable in all Government / Semi Government / JDA / All UIT Schemes for construction of all residential/commercial/institutional buildings.

Agenda Item No. 45.7 : Supply of Sofa for various categories of Staff of JDA.

After considering the Agenda Notes the Committee decided that instructions in regard to providing such facility / norms adopted in Housing Board, Dairy Development Corporation, RIICO and RAJSICO may be ascertained and thereafter the matter may be put up before E.C.

Agenda Item No. 45.8 : Waiving of Resumption charges of Rs. 5016.65 for Plot No. A-14 in Vaishali Nagar.

After considering the agenda note it was decided that the resumption charges of Rs. 5016.65 charged on Plot No. A-14 Vaishali Nagar of Major K.C. Chaukasi for extending the construction period upto 31.12.1990 may be waived.

Agenda Item No. 45.9 : 10% Rebate on recovery of 10 years Urban Development as capitalised value.

This proposal was rejected.

Agenda Item No. 45.10 : Creation of posts for absorption of staff transferred to JDA from Rehabilitation Department.

After considering the Agenda Note it was decided that following posts may be created for absorbing the transferred staff from the Rehabilitation Department :-

<u>Name of the Post.</u>	<u>No. of Posts.</u>	<u>Pay Scale.</u>
1. Mistry	1.	Rs.895 - 1720
2. Mali (Bagban) ..	2.	Rs.700 - 865
3. Beldar	16.	Rs.700 - 865
4. Kuli	3.	Rs.700 - 865
5. Sweeper.. ..	1.	Rs.700 - 865

Agenda Item No. 45.11 : Strengthening of Zones.

After considering the Agenda Note it was decided to create the following posts to strengthen the Zone for their proper function :-

<u>Name of the Posts.</u>	<u>No. of Posts.</u>	<u>Pay Scale.</u>
1. Zone Officers.	2.	Selection/Senior Scale RAS Officers.
2. Tehsildar/Assistant Registrar or equivalent.	8.	As per new scale.

Agenda Item No. 45.12 : Budget estimates for the year 1990-91 and Revised Estimate for the year 1989-90.

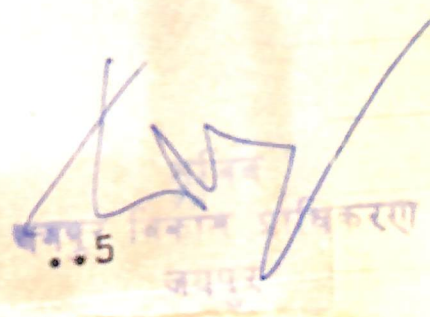
The Director, Finance, explained the salient features of the proposed Budget Estimates 1990-91 and Revised Estimates for the year 1989-90. The Committee approved the Budget proposals as contained in Annexure 45.12 enclosed with the Agenda Notes for submission in the Authority for approval.

Agenda Item No. 45.13: Regularisation of encroached land in JDA's residential Schemes.

The decision of the 44th Meeting of the EC held on 31.1.1990 regarding the regularisation of encroached land in JDA Residential Scheme was reconsidered and the following decisions were taken:-

<u>Category.</u>	<u>Rates to be charged.</u>
1. Plot Area measuring upto 100 Sq. Meter.	Present Reserve Price per Sq. Mtr. for the person of Low Income Group (i.e. Income less than Rs. 6000/- per annum) otherwise Market Price.
2. Plot Area measuring above 100 Sq. Mtr. to 400 Sq. Mtr.	Market Price.

The above rates would be applicable for regularisation of areas provided the possession is


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is of prior to 1971. It was also decided that land in Road boundary and facilities area and with commercial potentiality should not be regularised.

The matter regarding the regularisation of encroached land in Kachichi Bastis by non-survey holders was also considered and the following decisions were taken:-

1. It should be examined and verified whether the non-survey holder had the land in possession prior to 1971.
2. For regularisation of encroached lands, the Committee decided that following charges should be levied from both the Survey holders and non-survey holders: -

<u>Income Group.</u>	<u>Area.</u>	<u>Rate.</u>
a) Rs. 6000/- per annum.	(a) Upto 50 Sq.Yds.	Rs. 5/- per Sq.Yd.
	(b) 50 to 100 " "	Reserve Price.
	(c) 100 to 400 " "	Per Sq.Yd. Market Price.
b) More than Rs. 6000/-	-do-	(a) Upto 50 Sq.Yds. Rs. 10/- per Sq.Yd.
	(b) 50 to 100 " "	Reserve Price per Sq.Yd.
	(c) 100 to 400 " "	Market Price.

Agenda Item No. 45.14 : Applicability of additional floor levy and allowing height equivalent to existing building height for proposed extension in Hotel Clarks, Amber.

After considering the Agenda Note it was decided that permission for construction may be granted to allow building height for the proposed extension as per Building Byelaws after levying extra floor charges.

(SHREENAT PANDEY)
SECRETARY.

धर्म सिंह मीणा

प्रायश्चित्त

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ANNEXURE - IJAIPUR DEVELOPMENT AUTHORITY, JAIPUR.

Forty Fifth Meeting of the Executive Committee of Jaipur Development Authority held on 13th June, 1990 at 11.00 A.M. in the Committee Room of Jaipur Development Authority.

ATTENDANCE

<u>S.N.</u>	<u>Name/Designation</u>
1.	Shri Dharam Singh Meena In Chair. Jaipur Development Commissioner, Jaipur Development Authority, Jaipur.
2.	Shri N.K. Verma Secretary, Urban Development & Housing Depptt., Govt., of Raj. Jaipur.
3.	Shri H.S. Mathur Director(Town Planning), Jaipur Development Authority, Jaipur.
4.	Shri R.C. Panchariya Director(Engineering), Jaipur Development Authority, Jaipur.
5.	Shri S.C. Derashri Director(Finance), Jaipur Development Authority, Jaipur.
6.	Shri Anirudh Krishna Administrator, Jaipur Municipal Council, Jaipur.
7.	Shri Shreemat Pandey Secretary(Member-Secretary), Jaipur Development Authority, Jaipur.

Special Invitees :

1. Shri M.L. Sharma
Director(Enforcement),
Jaipur Development Authority,
Jaipur.

Other Representatives :

1. Shri N.C. Rajvanshi
Addl. Chief Engineer,
PHED, Jaipur.
2. Shri B.K. Surana
Supdt. of Engineer,
City Circle, PHED, Jaipur.
3. Shri S.K. Kalra
Executive Engineer,
City Div.I, PHED, Jaipur.

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