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20<sup>th</sup> December, 2006

Dear Shri Saran,

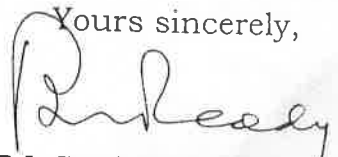
**Sub : A Study on Maintenance and Sustainability of Urban  
Public Assets, NOIDA**

In connection with the above study, we are happy to inform you that the same has been duly completed. Two copies of the Report are enclosed.

Assuring you of quality services,

Regards

Yours sincerely,

  
( P.L. Sanjeev Reddy )

Encl : a/a

o/c

**Shri Sanjiv Saran, IAS**  
**Chief Executive Officer**  
**NOIDA, Gautam Budh Nagar**  
**Uttar Pradesh**

21-12-06

# **A Study on Maintenance and Sustainability of Urban Public Assets in NOIDA**

*Prepared for*

**New Okhla Industrial Development Authority ( NOIDA )**

Gautam Budh Nagar , Uttar Pradesh

**Indian Institute of Public Administration ( IIPA )**

Indraprastha Estate, Ring Road, New Delhi - 110 002

2006

## Preface

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This study on *Maintenance and Sustainability of Urban Public Assets* has been sponsored by the New Okhla Industrial Development Authority ( NOIDA ), Gautam Budh Nagar, Uttar Pradesh.

Maintenance of urban public assets is one of the most important issues in the urban sector today the world over. Unfortunately, this very important subject has received little attention from the municipal and urban development authorities in India.

NOIDA is perhaps the very first local authority which has made this pioneering attempt to address the issue of maintenance and sustainability. The credit for this goes to the vision and far sightedness of Shri. Sanjiv Saran, IAS, Chief Executive Officer, NOIDA who sponsored this study as a pioneering attempt so that attention of the professionals could be drawn to this crucial aspect of city management.

The aim of this study has been to develop a methodology to address the question of making the maintenance of cities sustainable. The underlying premise is that if cities are not prepared with the requisite finances, technology and skilled manpower that are needed for upkeep and renewal, systems would get strained and even collapse over a period of time.

To carry out this study, an understanding of the maintenance systems and finances from NOIDA was an imperative. NOIDA is still in the infantile stages of developing this culture of modern city management and therefore, adequate systems are not maintained at the authority. Nevertheless, with this limitation, the subject has been studied and a generic model has been developed. This can be further fine tuned by NOIDA based on details that may be available from time to time. Suggestions have also been made to improve the situation so that NOIDA can sustain itself in the long run. *Best practices from other cities* have also been presented so that NOIDA may like to replicate similar initiatives which can contribute in long terms sustainability.

The support rendered by various key officials of NOIDA has been duly acknowledged seperately.

We hope that based on this study, NOIDA would incorporate the suggestions and be the first city in India to develop and implement a comprehensive Sustainable Urban Public Asset Management System ( SURPASS ).

( Prof.P.S.N.Rao )  
Project Director

## Acknowledgements

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We wish to place on record our thanks to Shri. Sanjiv Saran, IAS, Chief Executive Officer, NOIDA for his pioneering vision to initiate this study. It was his far sighted thinking which gave birth to this study and we hope that NOIDA under his leadership would be the first city in India to undertake a comprehensive sustainable urban public asset maintenance system.

Our thanks are also due to Shri. K. Revindra Naik, IAS, Additional Chief Executive Officer, NOIDA for his kind cooperation and support.

Our sincere thanks go out to Shri Lorik Yadav, Chief Finance and Accounts Officer for coordinating with all the officers in NOIDA and in facilitating the data collection process. He was particularly helpful in developing our understanding of the systems in NOIDA.

We are grateful to several engineers who have spent their valuable time from their busy schedule to help us out. Our thanks go out to Shri Home Singh Yadav, Chief Manitenance Engineer, Shri P.H.Siddiqui, Chief Manitenance Engineer, Shri R.S.Yadav, Project Engineer ( H ), Shri S.P.Tyagi, Project Engineer ( Elec. ), Shri R.L.Mahala, Project Engineer ( Jal ) and Shri B.M.Pokharyal, Project Engineer ( Jal ). We are also grateful to Shri Arun Sharma, Administrative Officer and Shri Om B.Singh, Deputy Director ( Horticulture ). We also extend our thanks to Shri R.S.Yadav, DGM ( Res ), Shri D.B.Malik, DGM ( Industrial ), Shri Bipin Gaur, DGM ( Institutional ) and Shri R.C.Lal, DGM ( Commercial ). Shri K.K. Saraswat, Senior Accountant ( SWM ) was also very helpful in discussing the SWM budget. Thanks are also due to my dear colleague, Shri Bharat Bhushan, Chief Architect Planner, who was very helpful in helping us with details on the NOIDA Master Plan.

Acknowledgements are also due to Dr.P.L.Sanjeev Reddy, IAS ( R ), Director of IIPA, New Delhi, Dr. Naresh Kumar, Registrar and Dr.B.D.Singh, Deputy Registrar ( Academic Support ) who provided immense encouragement and cooperation in the completion of this study. Our heartfelt thanks go out to all of them.

**( Prof. P.S.N.Rao )**  
**Project Director**

## Foreword

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One of the key indicators of good governance today is the availability of good quality and timely civic services in our urban areas. For our municipalities and urban authorities to provide good quality services, the adequacy of finance is very important. If city governments are able to generate and maintain good financial health, they would be in a position to ensure good service delivery. What is important is not only delivering the service but also maintaining the same in a consistent manner over a period of time. Therefore, sustainability of urban public asset management is of crucial importance to urban local bodies today.

While all over the world, there are many good examples of well maintained cities, the situation in India is far from satisfactory. Maintenance systems management for urban public assets is a fairly new concept for India. If our urban local bodies streamline their systems of service delivery and maintenance, our cities would be far more liveable and contribute greatly to the urban economy.

We are very happy that NOIDA has taken the lead in this regard and initiated this study. We hope that the suggestions given at the end would be incorporated so that a new beginning could be made in urban India with NOIDA at the lead.

( **Dr.P.L.Sanjeev Reddy, IAS ( R )** )  
**DIRECTOR,**  
**Indian Institute of Public Administration**  
**New Delhi**

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Chapter I  
**INTRODUCTION**

## Chapter I INTRODUCTION

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### 1.1 Background

The city of NOIDA, now called Gautam Budh Nagar, set up under the provisions of the Uttar Pradesh Industrial Area Development Act - 1976 was developed in the year 1976. Set up primarily as a centre for locating industries, the city also has residential and other landuses. In all., there are 12 industrial sectors and about 40 residential sectors. The present population of the city of NOIDA is around 5 lakhs. In order to cater to the needs of this population, the NOIDA city has schools, hospitals, parks and playgrounds, institutional areas and commercial areas.

One of the prime objectives of the NOIDA authority is *development* of the entire NOIDA city in terms of land and infrastructure in all the sectors. The other objective of the NOIDA is the *maintenance* of all public assets created.

So far, the NOIDA has been able to manage the maintenance expenditure on account of the fact that it has been getting income from land development.. However, over a period of time, in the near future, maybe in another five years, this income is likely to decrease. In such a situation, the NOIDA authority has to maintain all the public assets from its own funds. In order to do this, a comprehensive strategy needs to be evolved so that all the public assets created by NOIDA could be maintained in a sustainable manner. For this, new/ alternative revenue streams need to be explored.

## **1.2 Objectives**

Therefore, the objectives of this study are :

- to examine the income and expenditure on the maintenance of all public assets in NOIDA and
- to explore various possibilities of financial resource mobilisation by NOIDA and recommend suitable strategies so that the maintenance of all public assets is sustainable.

## **1.3 Scope of Work and Methodology**

The public assets created for maintenance would include electricity connectivity and street lighting, drinking water supply, storm water drainage, solid waste management, roads, parks and playgrounds, markets, street furniture, signage and other such assets.

For the purpose of maintenance, the standard of maintenance shall be taken as that being adopted by the NOIDA authority.

Options for private service delivery, contracting out, etc. shall also be explored and suitable strategies suggested.

Options for levy of tax, charges / user fees shall be explored and suitable strategies suggested.

*The broad methodology followed for this study is as shown hereunder :*

- Step 1 to study the UP Industrial Areas Development Act under which the NOIDA has been established in order to appreciate the mandate of NOIDA; its provisions, powers and functions
- Step 2 to study the Master Plan provisions and take stock of all public assets created / to be created by NOIDA and categorise them
- Step 3 to take stock of the annual expenditure on the maintenance of all such public assets
- Step 4 to project the future expenditure on maintenance of public assets over the next 20 years
- Step 5 to take stock of all existing sources of revenue which are being used for maintenance
- Step 6 to examine all viable finance mobilisation strategies which the NOIDA authority needs to adopt in order to have a sustainable city.

#### **1.4 Sources of Data**

The data for this exercise shall have to be provided by the various departments of the NOIDA authority.

#### **1.5 Deliverables**

At the end of the study, a report is to be submitted to NOIDA giving the strategy for financial resource mobilisation so that the maintenance of public assets in the city of NOIDA would be in a sustainable manner for the next 20 years.

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Chapter II  
**URBAN PUBLIC ASSET MANAGEMENT**

## Chapter II

### URBAN PUBLIC ASSET MANAGEMENT

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#### 2.1 Urban Public Asset Management - What do we lack ?

Urban public asset management is a relatively new, if not unknown, concept in the Indian municipal sector. Given hereunder are some of the ingredients that we in urban India grossly lack .

*Lack of Understanding*      Developing countries are not only poor because they have fewer supportive public assets - fewer good roads, power, water, schools, hospitals, public housing - they are poor because the assets they do have are badly maintained or are inappropriate. With good asset management and urban governance, these communities can get better service, reduce their costs and afford more assets to improve their quality of life.

*Lack of Community Consultation*      Public assets affect the health of the environment and the welfare of the community. Citizen involvement in infrastructure decisions is essential. Providing unwanted, unnecessary assets is of no benefit to the community.

*Lack of Service*      We are not getting the service we require from our existing assets because they are badly maintained and managed; for example, road congestion, poor water quality, electricity cuts, etc. When public assets are privatised, the community does not know who to turn to for services to be improved. Good asset management is about accountability, no matter who provides the public asset service.

*Lack of  
Responsibility*

Good management means responsibility for assets. Vandalism and pilfering cost money and reduce the quality of services. For instance, sewer pipelines do not function properly because the manhole covers are stolen and the pipelines are choked with mud.

*Lack of  
Knowledge*

Few agencies have good asset inventories in the form of Registers, recording what assets they are responsible for , their condition, their current value, etc. This results in poor maintenance and poor service. Without knowledge, good planning is not possible. Sometimes, assets are built, then demolished because they are found to be in the wrong place. This is a gross waste of the tax payers' money.

*Lack of  
Maintenance*

All around us we often see evidence that assets are not being maintained. In most municipalities, 80 percent of their garbage trucks are constantly breaking down, resulting in poor garbage collection. Assets are paid for with public funds and they must provide the public services for which they are designed, but unless the assets are properly and regularly maintained, the quality of service will decline.

*Lack of  
Professionalism*

Design, construction and maintenance personnel need to develop a greater degree of asset management professionalism and pride to avoid such instances as the award winning residential development that failed to provide for garbage disposal !

Developers planning for assets must work closely with professionals and uphold professionalism-they must

consider the social, economic and environmental impacts of their planning.

*Lack of Funding* Communities need to know how much their public assets cost to remain functional, safe and attractive - and they need to apply pressure to their governments to ensure funds are allocated for this purpose, or they risk losing the assets and the services they provide. More often than not, governments and communities acquire more than they can afford to maintain.

*Lack of Action* If we do not know what needs to be done, we cannot do it. Communities, their governments and their design, construction and maintenance professionals require asset management training, understanding and knowledge. This needs to be backed up by a policy for asset management that sets out clearly the benefits and the actions that need to be taken as part of good governance.

## **2.2 Constituents and Benefits of Asset Management**

*Asset Decisions are Critical* Decisions on community assets determine the groups that benefit and what services are provided.

*Asset Decisions Cannot be Reversed Easily* Community assets are expensive and cannot be easily changed if a mistake is made. We have to live with our mistakes for a very long time.

*Complex Decision Making* Decisions are complex involving social, environmental and financial aspects over a long period of time.

*Decisions Technical in Nature Requiring* Good decisions require knowledge of community needs and priorities; alternative ways of meeting these needs;

*Extensive Knowledge*

knowledge of the existing asset base and how it may be expected to perform over time, and at what cost and information on the likely outcomes, performance and life cycle costs of any proposed new assets.

*Multisectoral Understanding Needed*

Gathering and handling all of this information is an ongoing task requiring the development and co-ordination of many skills from many people - planners, designers, builders, operators, maintainers, financial analysts, technical analysts, social analysts, etc.

*Frameworks for Organisation*

To bring all this information together in a holistic manner requires well developed frameworks. Such frameworks have now been adopted or are currently being adopted by all developed countries as a means of sustaining their extensive asset networks.

*Detailed Technologies*

Tools and techniques for asset recording, accounting, asset information handling, measuring the rate of asset degradation, valuation, depreciation, forecasting and monitoring need to be developed and tested to provide support to these frameworks.

*Capacity Building*

Capacity building in asset management is now a major thrust of aid agencies because of its importance to developing and under-developed countries.

*Intelligent Adaptation*

Rather than simply copy the work of the developed countries which has been designed to suit their situation of highly developed financial markets, accounting and auditing , developing countries can apply the principles and the tools in their own national / institutional contexts in pursuit of their own goals.

*Adaptation in*

The Indian context is different. For instance, while the

*Indian Context* developed countries may seek to minimise the use of labour and maximise the use of capital, in developing countries, it is usually better to develop and use the plentiful labour resource and reduce dependence on expensive equipment / capital.

*Benefits* The benefits of good asset management are many ; we can use technologies and frameworks to improve our economy, become more competitive, support our population well, underpin transparency, efficiency, improve urban governance processes and increase overall quality of life of the residents of our cities from whom we collect taxes.

### **2.3 Asset Management Policy**

*Services First* The role of assets is to provide the required community service. To do this, assets do not have to be the largest, tallest or even the best. They simply have to be the most appropriate - the asset that provides the service needed at the least lifetime cost, taking into account the management of risk. Mega projects are not often the best answer because they can be very risky and cost a lot to maintain and a large, un-maintained project is not good for show, safety or for service.

*Sustainability* The principles and technologies underlying good asset management are designed, first and foremost, for sustainability - financial, environmental and social - and for equitable prioritisation of infrastructure development. This is why they focus not on the initial

- acquisition cost of the asset but on the costs incurred - and the benefits received - over the entire life cycle of the asset, which may be 60 to 100 years or even more.
- Transparency and Accountability* Asset management supports good urban governance by creating fair and transparent decision frameworks and tendering and procurement procedures; instituting consistent, full public reporting and independent auditing.
- Careful Acquisition* Asset management proceeds by setting clear and agreed objectives and targets for the provision of infrastructure services, evaluating activities according to their efficiency in meeting these targets and by promoting holistic approach to infrastructure development and management that looks at needs now as well as in the future.
- Demand is managed with *user pays* principle and other recognised techniques to ensure a good, efficient match between supply and demand.
- No 'free assets'* Asset management recognised that there is no such thing as a 'free asset'. Even gift assets require resources for cleaning, power, maintenance, repairs, security and eventual renewal. Therefore, it is necessary to avoid acquiring more assets than you can afford to maintain. How long an asset lasts and how well it performs depends on how it is maintained.
- Knowledge Society* Knowledge of assets is just one aspect of the knowledge society. Information technology is itself a valuable asset and must be managed as one. so asset

management both requires and underpins the knowledge society. Prudence, efficiency and good urban governance require knowledge of community assets, their condition, utilisation, costs and benefits. Assets not cared for are subject to theft, loss and vandalism and to degradation so that they no longer support the forward thrust of the nation.

*Involved  
Citizenry*

Public participation is required to set the service objectives and their priorities and to monitor progress. Asset decision frameworks assist establishment of equity between social groups. Techniques for involving the community are part of good asset management practice in the pursuit of best community value.

*Equity*

Failure to provide for the ongoing sustenance of the community's infrastructure forces future generations to pay the debts of today's users. This not only creates inter-generational inequities, but also raises the very real probability that future generations will be unable to bear the burden and thus lose the value of their inheritance.

## **2.4 Making Asset Management Possible**

*Local Decision  
Making*

Good asset management supports subsidiarity of authority and resources to the closest appropriate level. With a common understanding of the underlying principles of asset management at all levels, consistency can be achieved while empowering

- local decision makers.
- Local Maintenance* Wherever possible, assets should use local construction techniques and local materials. Not only does this create more local employment and pride in community assets but also when the asset needs maintenance and repair, the resources and local skills are available to do the job.
- Increase Public Awareness* The choice and management of public assets effectively determines what services will be provided, at what level and to whom. Communities, rich or poor, need to be consulted on these decisions and this requires a community that is both informed and involved. Involvement of poorer communities is especially important to ensure their needs are well met.
- Demand Responsibility* The purpose of public assets is to provide service. Those providing the service and managing the asset have a responsibility to the community to see that those services are provided at a cost effective and appropriate level. Asset management provides techniques for measuring and monitoring performance.
- Develop Professionalism* Professionals must take pride in designing for ongoing service, building with future maintenance in mind and undertaking that maintenance. Designers, constructors, maintainers must see themselves as part of an 'asset management community' where peer review is important. Decision makers have a role to encourage this professionalism by not letting

individual interests get in the way of community interest.

*Capacity Building*

Asset management is a set of skills, attitudes and knowledge that can be learnt.

*Exercise Control*

Asset management is best 'built in', preferably at the construction stage. Asset management standards assist both the designer and the regulator.

*Planning Essential*

All projects, especially mega projects, require extreme care while planning. A substantial and detailed asset management plan looking at the design, construction, maintenance, growth, changes in technology and community needs into the future is essential. Unless we can maintain them with adequate skill and funds, mega projects are best avoided.

*Prioritise Funding*

When funds are spent on new, less essential, assets and existing basic infrastructure is thereby starved of funds, the community suffers loss of service, loss of income earning ability and through the dangers of unsafe assets. This is the major lesson learnt by the developed countries that are now switching more funding away from luxury extras into maintaining the important basics.

## **2.5 Myths and Realities**

***Myth - 1***  
*Asset Management is nothing new - we have always done it*

It is true that decisions have always been made with respect to assets but these decisions have seldom been based on a sound understanding of community requirements now and into the future or on a good

understanding of the existing asset base and what it can do or of the costs and benefits of new asset proposals over their lifetime. *Few organisations have good asset registers, sound historical maintenance records or knowledge of future renewal costs and timing to ensure good quality service.* New acquisitions have not been taken in light of the total portfolio capabilities. Assets have not been seen as a system and decisions have been neither informed nor systematic.

**Myth - 2**

*Asset Management is only for rich communities with lots of assets, not for poorer developing countries*

It is precisely those communities who have few assets that most need to choose them wisely and use them to the fullest. Some poorer communities have been provided with loan funds to acquire needed infrastructure but without the knowledge to manage it properly they find that in a very short time, it develops maintenance problems, fails to provide the service intended and before too long, it is run down, malfunctioning and in need of replacement - often before the debt on the loan has even been paid off. Lack of asset management is keeping these communities poor, despite financial aid.

**Myth - 3**

*Asset Management is for big corporations and governments, not for communities*

Asset management is for everyone. Many of the basic principles apply even to our homes. For example, 'maintain it or lose it', 'choose it well or live with regret' and 'don't buy more than you can afford to maintain' and many of the decision tools and techniques apply. The principles and the tools are universal. *However, the bigger the asset holdings, the more scope for*

*savings by learning the attitudes and practices of asset management.* It has been observed that even at our fastest growth rates, the vast bulk of the assets that will provide our services in the coming year are already with us. Yet we ignore the 95 percent we have already and focus only on the 5 percent that we are going to purchase. We cannot afford to be 'penny wise, pound foolish'.

**Myth - 4**  
*Assets last forever*

Some assets such as roads, dams, railways are there forever until we dispose of them. Although they appear to last forever, the quality of their service delivery will decline over time. Some are in such bad condition that they have to be abandoned and demolished as they are no longer economical to operate and they pose a danger to the public. However, if these assets are properly maintained and managed with proper planning and management, they can not only last forever, but also continue to provide the quality services expected of them.

**Myth - 5**  
*The more assets the better*

It would be truer to say that the more services that we can afford the better. When assets are acquired that fail to provide the intended service, either because they were inappropriate or have not been well maintained, then there is a cost, but not much benefit.

**Myth - 6**  
*Asset Management is purely technical*

Transparency and accountability are intrinsic in asset management and only good asset management can ensure assets are delivering quality public services which in turn ensures citizens enjoy a good

environment, good public health and good amenities and facilities for work, recreation, building a family and a vibrant civil society. Good asset management supports good governance objectives.

Chapter III  
**MAINTENANCE OF  
URBAN PUBLIC ASSETS IN NOIDA  
- OVERVIEW**

### **Chapter III**

## **MAINTENANCE OF URBAN PUBLIC ASSETS IN NOIDA - OVERVIEW**

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### **3.1 Provisions for Maintenance in UP Industrial Area Development Act 1976**

The NOIDA authority has been created under the provisions of the U.P. Industrial Area Development Act of 1976 ( U.P. Act No. 6 of 1976 ) with the objective of development of certain areas in the state into industrial and urban township and for matters connected therewith.

Section 6 of this Act deals with the Functions of the Authority. There is no explicit mention that the Authority has to perform the maintenance function. However, as per provision of S.6(2)(e), the authority is supposed "to provide amenities".

Further, the word "amenities" is defined under S.2(a) as "to include roads, water supply, street lighting and power supply, sewerage , drainage, collection, treatment and disposal of industrial waste and town refuse and such other community facilities, services or conveniences as the State Government may, by notification, specify to be an amenity for the purposes of this Act".

Further, Section ii(1) on Levy of Tax states " for the purposes of providing, maintaining or continuing any amenities in the industrial development area, the Authority may with the previous approval of the State Government, levy such taxes.....". Implicit in this is again that the NOIDA authority may maintain the amenities provided.

Therefore, on the whole, it can be seen that implicit in the above provisions read together, the NOIDA authority has to perform the function of maintenance also. In order to provide amenities, NOIDA has over the years created an institutional infrastructure.

It is indeed rather unfortunate that the above referred Act has been drafted and passed without giving proper explicit mention of the maintenance function which is a very important function of a local authority.

### **3.2 Urban Assets as per NOIDA Master Plan**

The entire area under the jurisdiction of NOIDA has to be developed as per the Master Plan of NOIDA. The Master Plan for NOIDA 2021 has recently been prepared and has been approved by the NOIDA in its 114th Board Meeting. As per this Master Plan, the population of NOIDA as per the year 2001 is about 3 lakhs and the design population of NOIDA by the year 2021 is 12 lakhs, to be accommodated in 155 sectors in all. This means that there would be almost double the amount of land development as compared to what exists now in the year 2005. Many of these sectors of the future are in various stages of development.

From this, it can be seen that the quantum of infrastructure to be maintained is almost going to double in the near future. Therefore, this is the right time for the NOIDA authority to take a serious look at the maintenance issues in NOIDA since very soon, the settlement is going to become a metropolis, with 1 million plus population.

### 3.3 List of Urban Public Assets Maintained

There is no exclusive maintenance department in NOIDA under the control of one head. Therefore, there is no single source from where one can get an idea as to what is being maintained in NOIDA. Maintenance is being done by several people on several aspects and perhaps, one does not know what the other is doing. Therefore, NOIDA has not been able to provide us with a list of urban public assets which it is maintaining.

From discussions with various officials of NOIDA who could spare some time, we have been able to construct a list of major urban public assets being maintained by NOIDA.

These are indicated in Table No. 1 given below :

**Table No. 1**  
**Major Public Asset Categories being Maintained by NOIDA**

<b>S.No.</b>	<b>Asset Category</b>
1	Water Supply, Sewerage and Central Verge Railings
2	Storm Water Drains, Roads and Footpaths
3	Solid Waste
4	Parks
5	Street Lighting
6	Park Railings and Park Lighting
7	Public Toilets

The above grouping in 7 groups has been done based on the number of offices / divisions ( in NOIDA, there is no clear nomenclature to describe them ) which are maintaining the assets.

### 3.4 Institutional Arrangements

The function of maintenance has always received a back seat in the NOIDA and the function of development has always been in the forefront. Developmental activities and sale of land and buildings yields substantial revenue to the authority and therefore, the authority has been concentrating on the development function. Further, the focus on development is also due to the fact that there is always a demand as well as pressure for land in the vicinity of Delhi.

In all the cities in India, the *development function* is performed by the development authority and the *maintenance function* is performed by the municipal / urban local body. The roles are therefore clearly defined and the functions of both these organisations are therefore focused. In the case of NOIDA, this is not the case; a single authority is supposed to perform both these functions. Whilst one would expect that there would be two major departments in NOIDA, one for development and one for maintenance, that is not the case.

No separate institutional arrangement has been made for the purpose of maintenance. There is no separate maintenance department as such in NOIDA. There are however, some maintenance staff who have been given the responsibility of maintenance. There is a Chief Maintenance Engineer who is assisted by two Project Engineers and a third one for Gangajal Water Project. The project engineers are in turn supported by Assistant Engineers.

While in most cases, the maintenance works are carried out by the maintenance engineers, through contractors, the use of private sector

service providers is also made in select cases such as park maintenance, public toilet maintenance, etc.

A closer look at the institutional arrangements has brought to light some anomalies viz. the maintenance of railings on the central verge of the roads is with one officer while the maintenance of railings in the parks is with another officer. Similarly, street lighting is with one officer while park lighting is with another.

There is a complete absence of a management information system ( MIS ) in NOIDA, particularly in the area of maintenance. There is no inventory of public assets which are being maintained. No registers are being kept from where one can find out as to how often the maintenance of a particular asset is being done.

There is no concept of a maintenance cycle. There is no concept of maintenance in terms of what to maintain, how to maintain, how often to maintain, what is the best technology to be used to maintain in terms of efficiency, ease of maintenance and cost of maintenance.

There is no concept of a maintenance schedule. Maintenance is done on an ad-hoc basis, as and when a need arises. Alternatively, maintenance is done on what was done in the previous year and not on the basis of a pre conceived plan. Maintenance in NOIDA is more curative than preventive.

Further, the concept of life cycle costing in maintenance is also absent. The life of assets are not determined and as a result, perhaps, more is

spent on maintenance rather than on discarding the asset and bringing about a replacement..

### **3.5 Comparision with other Cities**

There are many cities in India where many interesting initiatives have been taken up in order to improve the manitenance and management of urban public assets. Some of these examples have been discussed here based on data available on the subject.

The examples discussed here are as follows :

- a) Private Sector Participation for *Park Maintenance*  
- *Navsari*
- b) Achieving Energy Efficiency in *Street Lighting*  
- *Vadodara*
- c) Private Sector Participation for *Traffic Island Maintenance*  
- *Surat*
- d) Achieving Energy Efficiency in *Water and Wastewater Pumping*  
- *Vadodara*
- e) Privatisation of *Solid Waste Management*  
- *Hyderabad*

Each of the above are described in the following sections.

**a) Private Sector Participation for Park Maintenance - Navsari***- Situation before the initiative*

Navsari Municipality in Gujarat was maintaining all the parks in the city. The condition of these parks was far from satisfactory. Many of these parks were at prime locations but still were not being utilised by the people for recreational purposes.

*- The Initiative*

The concept of urban partnership emerges from the thought that if an idea of giving donation for creating an infrastructure facility in the city is propagated, there will be few takers and the efforts will not be sustainable. Instead, if the approach of creating partnership is put forth to improve civic services, it would receive a good response, as the investor is benefited with advertisement rights, indirectly fetching back the investments over a period of continuing partnership. The municipality advertised inviting private sector to adopt few parks and gardens. It also called a press conference to publicise the municipalities, interest.

*- Strategies Adopted*

The municipality has given two of its parks to the private sector for maintenance. In the year 1996, Jubilee Park was given to Hotel Gupta for maintenance. All recurring costs of keeping a gardener, watchman and miscellaneous expenses are undertaken by Hotel Gupta. In return, the municipality has given a space of 10'x10' in the park to Hotel Gupta to operate a canteen there. In the year 1998, another contract was signed between the Navsari Municipality and the Navsari Diamond Merchant Association for maintenance of the Shirwai Park. The Association obtained donations from its members and hoardings in the donors name have been put up along the parks periphery. In both the

cases, the municipality gave water, light and drainage connections to the park at no cost and the bills were paid by the municipality itself.

*- Results Achieved*

The municipality has redeveloped and revivified the parks with investments coming from the private sector. These parks have now become very popular and are now being utilised fully. The people also appreciate this initiative of the municipality. The new parking place outside the parks has also become better managed and fetches a monthly income of Rs.20,000/-.

*- Lessons Learnt*

Independent and innovative initiatives by urban local bodies can provide and develop further into better service delivery to the local population. Involvement of various departments within the local body itself can lead to effective resource allocation as well as resource management leading to improved efficiency and boosted morale for the staff. This automatically leads to sustainability.

**b) Achieving Energy Efficiency in Street Lighting - Vadodara**

*- Situation before the initiative*

Conventionally, street lighting planning has not been systematic ; it was normally quantity based and not lighting design based , without considering photometric and installation aspects. The operational and maintenance costs were high. The technology used provided low illumination and no selection criteria was adopted for lamps and luminaries. it was not possible to have effective time management and staggering during the night, as on-off operations of street lighting were manual and the lux level was very poor.

*- The Initiative / Innovation*

The Vadodara Municipal Corporation realised the need for provision of uniform illumination with increased energy efficiency. As a part of this initiative, the VMC decided to develop street lighting on new roads in a scientific and systematic manner by implementing the Code of Practice for Lighting of Public Thoroughfares IS 1944 ( Part I & II, 1970. The steps undertaken by the VMC for achieving energy efficiency in street lighting were

- concept of procuring lighting, not lighting materials
- energy saving by time management
- selection of energy efficient lamps and luminaries
- studying existing pattern, cost , material and technology used by the VMC to manage streetlight service
- implementing new development projects by following IS code for public lighting
- evaluating different types of lamps and luminaries available in the market
- selecting agencies having design capabilities
- installing timers for on-off operations and staggering of streetlight service

In order to achieve the above, the VMC took the following measures :

*a) Design Based Lighting*

VMC invited lighting design oriented tenders based on IS 1944(Part I & II ) 1970 in order to achieve required illumination. Lighting installations were classified as follows :

**Table No. 2**  
**Lighting Installation Classification**

Group A1	Very important routes with rapid and dense traffic	30 lux
Group A2	Other main roads with considerable mixed traffic	15 lux
Group A3	Secondary roads with considerable traffic	8 lux
Group A4	Secondary roads with light traffic	4 lux

The tenderer had to submit the mounting height, span between the poles, overhang, angle of tilt, total load in kW including losses for a given length of the road and condition of power loading was incorporated in the tender for evaluation purpose. After evaluation of all the tenders, the most efficient design was with 250 W SON-T+ lamp with given 18 percent higher lumen output. Before awarding the contract, the VMC saw a demonstration of the lighting design submitted by the vendor with lowest quote, by actually installing the luminaries as per installation terms and measured the lux level. It was only after doing this exercise that the final order was placed. The final design and savings are shown in the table given below.

**Table No. 3**  
**Savings in New Lighting System**

	Conventional	Design Based	Savings
Poles	33	22	33 %
Fittings	66	44	33 %
Cost of Installations	Rs. 7.57 lakhs	Rs.5.90 lakhs	22 %
Annual Electrical Consumption	74,500kwh	50,100 kwh	33 %
Level of Illumination for A1 Category road	10 lux or less	30 lux with 40 % uniformity	Illumination increase by 3 times

*b) Selection Criteria of Lamp and Luminaries*

The selection was based on wattage, luminous flux ( lumens ) and average burning life in hours. It was found that the technical advantages of HPSV lamp is almost double lumen output in same wattage of lamps compared to HPMV and burning life of HPSV is 15,000 hours as compared to 5,000 hours of HPMV. The VMC also made arrangement of staggering streetlight luminaries after 11 pm when traffic movement is very low. This also results in a lot of savings.

*c) Energy Saving by Time Management*

It was necessary to fix on / off timings for the entire year according to sunset and sunrise timings by which 5 to 10 percent savings could be achieved. for this purpose, the annual programmable time switches were preferred rather than the conventional manual ones to switch on and off exactly at the required timings throughout the year. Further, it was realised that by replacing the existing 40 watt fluorescent tubular lamps with 36 watt FTL ballast, approx. 15 % reduction in energy consumption would be obtained.

The following tables give a comparison of the conventional vs. innovative approaches adopted.

**Table No.4  
Comparison of Conventional vs. Design Based  
Street Light Installations**

	<b>Total road length in Km</b>	<b>No. of roads</b>	<b>No. of luminaries installed</b>	<b>Total Load in KW</b>	<b>Million Kwh per year</b>	<b>Total capital cost in Rs. Mill.</b>	<b>Kwh consumption after staggering in Million Kwh per year</b>
Conventional	40.85	21	2,603	769.61	3.045	30.93	-
Design based	40.85	21	1,843	516.04	2,044	24.10	1.45

**Table No. 5**  
**Saving Achieved by 36 Watt Fluorescent Tubes**  
**and 36 Watt FTL Ballast**

Item	Procured earlier	Procuring now	Savings in %	Annual Saving per unit	Total Saving	Remarks
Fluorescent Tubular Lamp	40 watt	36 watt	10	16 kwh	0.59 million kwh	Savings since 1992 has been Rs.14.4 million
36 Watt FTL Ballast	12 W loss Aluminium wound	9 W loss Copper wound	25	12 kwh	0.44 million kwh	Savings since 1996 has been 6.3 million

It can be seen from the above that 33 percent saving is achieved in electrical load ( kW) and electrical consumption. Further, alongwith permanent reduction in kW, 22 percent saving in capital cost was also achieved. In fact, VMC achieved further electrical saving of 29.1 percent by staggering of luminaries after 11 pm. On the whole, the overall savings of 52.5 percent has been achieved. **This means that the entire capital cost of Rs.24.1 million spent to install street lighting on 21 major roads is recoverable in terms of electrical savings in 54 months !** By increasing safety of drivers, the average speed of vehicles has increased during night hours, resulting into increase in fuel efficiency of the vehicles and reduction in air pollution upto certain extent . The number of accidents have also been reduced.

*- Lessons Learnt .*

In the overall sustainable development scenario, particularly when urban local bodies are facing financial crunch, energy conservation initiatives become exponentially helpful in fulfilling the objectives. By adopting periodic technological changes and upgradation, urban local bodies can manage, conserve and save precious resources.

**c) Private Sector Participation for Traffic Island Maintenance -  
Surat**

*- Situation before the Initiative*

Rapid development and large population migration to surat in search of employment has made Surat an unmanageable city . After the large scale havoc created by the plague, the Surat Municipal Corporation initiated major changes in its local administration. The traffic monitoring falls within the purview of the Municipal Corporation. The large number of rickshaws and poor traffic sense of the residents has increased difficulties in day to day traffic management. The steps undertaken by the Surat Municipal Corporation to streamline traffic are as follows :

- overall regulation and control of vehicular traffic and pedestrians
- provision of safe and timely travel trips
- installation of traffic signals
- construction of channelisers at road junctions
- construction of road dividers
- installation of automatic night blinkers at important points
- construction of traffic islands

*- The Initiative / Innovation*

The Surat Municipal Corporation realised the potential of the idea of private sector participation to contribute for the development of traffic islands. This would lighten the financial burden on the Municipal Corporation and also create awareness among the public.

*- Strategies Adopted*

Traffic islands required as per the traffic norms and surveys are demarcated by guard stones by the Corporation. The private companies are allowed to install the name/logo/symbol of the company as an

advertisement. The status of this advertising is quite high compared to the conventional advertisement campaign since after the construction of these islands, the junction automatically being known by the name of the company which has constructed it. Moreover, private institutions participate in installation of road dividers and traffic signals. The sanctioning procedure for such proposals has also been made very simply by the Municipal Corporation. A proposal is made within 15 days by way of an application on letter head. After the proposal is accepted, the company enters into an agreement for 5 years with the Corporation. The architect, contractors, allied agencies, etc. all are employed by the company and there is little intervention from the Corporation. The major conditions of the agreement are as follows :

- the company makes its own design of the traffic island and the same has to be approved by the Municipal Corporation
- traffic engineering guidelines to be followed in the design
- the company can display its name/logo in the island
- the corporation will not levy any hoarding charges towards displaying its logo/hoarding
- routine maintenance on the island to be carried out by the company
- water and power charges to be borne by the company
- land ownership to vest with the Municipal Corporation

*- Results Achieved*

The public participation for constructing and maintaining traffic islands, road dividers , signals, etc. has given the city a modern and streamlined look . It has contributed to the beautification of the city. It has also improved the safety of traffic. Nearly Rs.1.5 crores has been invested by various companies for constructing many traffic islands. This initiative has therefore contributed to savings for the Municipal corporation treasury.

*- Lessons Learnt*

Urban local bodies can have symbiotic relationships with the private sector through partnerships. Privatising traffic islands has resolved the financial, manpower and traffic hassles in a win-win situation to all the stakeholders in the city.

**d) Achieving Energy Efficiency in Water and Wastewater Pumping - Vadodara**

*- Situation before the Initiative*

The city of Vadodara consumes a large quantity of electricity for water and water services as follows :

a) The Vadodara Municipal Corporation has constructed four French wells on the river Mahi about 25 km. from the city. The Corporation is pumping 205 MLD of water from the river. Piped water supply from river Mahi requires high head pumps. Total connected electrical load at all French wells is 4.7 MW which consumes 28.656 million KWH amounting to Rs.131.28 mill. every year.

b) 285 MLD water that is received from the various sources is being distributed in the city through 18 water distribution pumping stations located at various places in the city . All the 18 pumping stations are connected with electrical contract demand of 6.51 MW which consumes 14.4 million KWH amounting to Rs.67.95 million every year.

c) The waste water generated is pumped, collected and treated through 29 lift stations and four sewage treatment plants which have a connected electrical load of 4.2 KW and consumes 10.386 million KWH amounting to Rs.43.580 million every year.

During the year 1997-98, the total electrical energy consumption for water supply and waste water disposal was 41.184 million KWH amounting to Rs.160.71 millions whilst it was estimated that in the year 2001-2002, the consumption will shoot up to 53.44 million KWH worth Rs.242.95 million. Out of the total electricity consumption of the Municipal Corporation, 75 percent is contributed by water and waste water pumping.

From a detailed analysis, the following reasons were found by the energy auditor for inefficient operation of motor-pump sets :

- pumps are running with throttled valves
- selection of higher head than required
- on account of higher head, pump operates entirely at different duty that at which it should run, resulting in inefficient operation
- pumps running after expiry of its useful running life which requires immediate replacement
- poor suction lift
- under size suction and delivery pipe
- high friction loss due to wrong installation of pump delivery pipeline
- parallel operation of pumps with different duty conditions
- old pumps with lower design efficiency
- improper maintenance, by and large preventive maintenance is ignored
- lower power factor of electrical motor

*- The Initiative / Innovation*

Looking at the sizeable quantum of electrical cost and with a view to reducing this expenditure, the Vadodara Municipal Corporation decided to carry out **energy auditing** of all its pumping installations. This energy auditing was carried out to achieve energy efficiency in water and wastewater pumping and to conserve scarce resources. The agency which conducted the energy audit study was M/s Saket Projects Ltd.

*- Strategies Adopted*

Prior to the appointment of the energy auditor, the municipal corporation took steps to improve the power factor and reduce contract demand. It achieved considerable savings by using in house expertise. The details are given in the following table .

**Table No. 6**  
**Savings on Account of Improvement in Power Factor**

<b>Location of Pumping Stations</b>	<b>Power Factor before Improvement</b>	<b>Power Factor after Improvement</b>	<b>Approx. Savings per annum in Rs. Lakhs since 1997</b>
Nalanda OHT	.8 to .75	.9 to .98	6
Sewasi OHT	.7 to .8	.9 to .98	4
Tandalja OHT	.5 to .6	.9 to .98	8
Gajrawadi Sewage PS	.4 to .5	.9 to .98	12
Atladra Sewage PS	.8 to .85	.9 to .98	2
<b>Total Savings</b>			<b>32</b>

**Table No.7**  
**Savings on Account of Reduction of Contract Demand**

	<b>Previous Contract Demand</b>	<b>Current Contract Demand</b>	<b>Approx. Savings in Rs. Lakhs per annum</b>
Nalande OHT	750	475	2.4
Sewasi OHT	750	475	2.4
Tandalja OHT	750	475	2.4
<b>Total Savings</b>			<b>7.2</b>

It was realised that it was beneficial to select energy efficient electrical and mechanical equipments at the planning stage itself. The main energy consumption component in water supply and wastewater disposal being motor pumpset, appropriate selection of pump for its application with correct head range and discharge was to be made. The energy auditor took about a year to measure analyse the operating parameters

for all the pumping stations. Accordingly, the recommendations of the energy audit were adopted.

*- Results Achieved*

By implementing the suggestions of the energy audit, the municipal corporation achieved overall power saving to the tune of Rs.15.17 million annually. Thus, this was a great reduction on the financial burden for the corporation.

*- Lessons Learnt*

Looking at the detailed investigations of all the pumping installations, it has been observed that the main reason for inefficient operation of the pumps was the improper selection of head, alongwith other factors. It has been realised that with small changes, a lot can be saved in the long run and service delivery can not only be improved but also be made more sustainable.

**e) Privatisation of Solid Waste Management - Hyderabad**

The Municipal Corporation of Hyderabad ( MCH ) which convers a population of 42 lakhs qand an area of 170 sq.km. has embarked upon a programme of providing the city with a clean environment. With the introduction of the new system, the city's 3,000 km road network is regularly swept and the 2,200 metric tonnes of solid waste generated every day is effectively removed. The MCH went in for privatisation and modernisation of the solid waste management system.

The entire city was divided into uniform units of 9 km stretches of road in the colonies and 4km stretchs of road in the main areas. For lifiting

and transportation of garbage, a stretch of road generating 7 mt of garbage was treated as one unit. the cost of transport per unit was worked out based on the hire charges of the truck, minimum wages for labourers, cost of tools and implements, disinfectants and the contractors' profit.

In the planning and implementation stage, no external agencies were involved. The MCH officers and staff developed the entire system in-house. The resources for improvement in the sanitation and modernisation of solid waste management were met partly from internal resources and partly from mega city project finances sanctioned by the central government and the Government of AP.

It took six years to reach the targeted 75 percent privatisation . The plan is to achieve 100 percent mechanisation of solid waste management soon.

*- Situation prior to the Initiative*

Initially, private contractors were entrusted with the sanitation contracts to clean the streets and clear the garbage. These contracts were not uniform in size and the works were of various magnitude. This created unhealthy competition among the contractors and it was difficult to monitor the works. Garbage collection and sweeping up of roads were not up to desired standards. Before these initiatives were affected, there was a general slackness in sanitation. The roads and streets were swept on alternate days and garbage was cleared thrice a week.

- Privatisation of Sanitation

In the year 1997, MCH evaluated the earlier process, keeping in view the increase in density of population and the consequent increase in generation of garbage in both residential and commercial areas. For the first time, it introduced privatisation based on scientific work norms and an unit rate system for cleaning and transportation. It evolved the concept of a cleaning unit and transport unit.

In the pin-pointed work programme, every worker is assigned a specific segment for cleaning. During the night, separate units clean 300 km of main roads. The remaining roads, internal streets, lanes and by lanes in the colonies and slums are cleaned during the day. The details of day shift and night shift are given below :

**Table No. 8**  
**Details of Day and Night Shifts for SWM**

	<b>Cleaning Unit</b>	<b>Transport Unit</b>
<b>Day Shift</b>	<ul style="list-style-type: none"> <li>• 7 to 9 km of road length</li> <li>• 15 female workers, 3 male workers and 1 supervisor</li> <li>• Fixed scale of tools and implements for cleaning</li> <li>• 1 tricycle for collection of sand and silt</li> <li>• 8 hours of work from 6 am to 2 pm</li> </ul>	<ul style="list-style-type: none"> <li>• Lift 7 mt of solid waste in the cleaning unit area from the bins</li> <li>• Engage one truck to transport the waste in two trips</li> <li>• Engage one driver, 4 workers</li> <li>• Fix a scale of tools and implements</li> <li>• Do 8 hours of work, from 7 am to 3 pm</li> </ul>
<b>Night Shift</b>	<p><i>The unit will consist of :</i></p> <ul style="list-style-type: none"> <li>• 4 km of road length ( double road)</li> <li>• 15 female workers, 3 male workers and 1 supervisor</li> <li>• Fixed scale of tools and implements</li> <li>• One tricycle for collection of sand and silt</li> <li>• 8 hours of work from 10 pm to 6 am</li> <li>• 8 workers for day moping work for each cleaning unit, to work from 7 am to 3 pm</li> </ul>	<p><i>The unit will have to :</i></p> <ul style="list-style-type: none"> <li>• Lift 7 mt of solid waste in the cleaning unit area from the bins</li> <li>• Engage one truck to transport the waste in two trips</li> <li>• Engage one driver, 4 workers</li> <li>• Fix a scale of tools and implements</li> <li>• Do 8 hours of work, from 12 midnight to 3 am</li> </ul>

The MCH has privatised 75 percent of the city civic services and the cleaning and transportation works are outsourced to private agencies.

*The main features of privatisation are as follows :*

- A scientifically designed and structured unit area and unit rate system for cleaning and transportation works has eliminated cut throat competition among the contractors and promoted a standard work culture
- One work to agency norm and the small size of works have brought in a large number of contract agencies who can personally supervise and execute the works with optimum efficiency.
- A stringent fines regime has been put in place to deal with the shortage of attendance by workers, quality of sweeping, shortfall in weithment of garbage and to terminate and black list non-performing contract agencies.
- Monitoring and evaluation by REAs and neighbourhood committees of slums ensure proper execution of the works by the contractors.
- Regular surprise inspections by independent external agencies also ensure proper attendance and improved work culture among the contract agencies.

*- Voluntary Garbage Disposal Scheme*

The MCH also introduced a voluntary garbage disposal scheme in residential colonies and slums for house-to-house collection of garbage in tricycles. Presently, 600 colonies and 350 slums are operating the scheme. the MCH has entrusted the sanitation works to local groups which execute, clean and transport works in residential colonies and slums. Details are given in the table given below :

**Table No. 9**  
**Voluntary Garbage Disposal Schemes**

<b>Resident Welfare Associations in Colonies</b>	<b>Womens Neighbourhood Committees in Slums</b>
<ul style="list-style-type: none"> <li>• The scheme is a MCH -colony partnership programme</li> <li>• MCH provides a tricycle free of cost to the colony association</li> <li>• The association engages an operator for doon-to-door collection and transportation to the notified collection point</li> <li>• MCH will arrange lifting from this point to the land fill site by its truck</li> <li>• The association pays honorarium to the operator, raising fixed service charges from the residents</li> <li>• The association maintains the tricycle</li> </ul>	<ul style="list-style-type: none"> <li>• The scheme is a MCH-slum partnership programme</li> <li>• MCH provides a tricycle free of cost to the NHC</li> <li>• NHC engages an operator for doon-to-door collection of solid waste and transportation</li> <li>• MCH will arrange lifting from this point to the landfill site by its truck</li> <li>• MCH sanctions monthly honorarium for one year to the NHC which will pay the operator</li> <li>• In one year's time, NHC will enroll all the slum houses in the scheme and collect the service charges</li> <li>•</li> </ul>
This scheme is operational in 600 colonies	This scheme is operational in 350 slums

*- Modernisation of Systems*

The MCH has introduced modern steel dumper bins for the collection of solid waste, replacing the obsolete reinforced cement concrete bins and garbage houses. Dumper placer vehicles with hydraulic lifting arrangements were also introduced to carry steel bins to the transfer stations. This arrangement has eliminated the human handling of waste and has contributed towards the expeditious removal and transportation of waste from the collection points. Currently, 1,750 steel dumper bins and 102 dumper placer trucks are in operation and 60 percent of the lifting and transportation of solid waste is modernised and mechanised. The MCH has also established 3 transfer stations in the city to facilitate the shift and fast transfer of the waste for dumper placer trucks to bigger long-haul trucks. This arrangement helps in optimum fleet utilisation and cost-effectiveness in transportation of solid waste to the processing plant and landfill sites. Another transfer station is under construction and will be operational shortly. The MCH has established an engineered

sanitary landfill site at one of its dumping yards for the scientific disposal of solid waste. The MCH has also conducted an EIA to identify sites to establish new sanitary landfills and processing plants in different directions in the city.

*- Waste to Energy Project*

Since the modern practice is to process the solid waste rather than dispose, the corporation has encouraged an entrepreneur to set up a plant to process 700 mt of solid waste into fuel pellets and generate 6.6 mega watts of electrical power. The corporation has leased out 10 acres of land for 30 years and has undertaken to supply 700 mt of unsegregated solid waste to the firm every day. The MCH has also entered into an MoU with another firm to establish a similar project. This firm will utilise 700 mt of solid waste and generate 10 mega watts of electrical power.

*- Enforcement for Controlling Littering*

The MCH has introduced a separate enforcement system to levy fines for littering as well as charges on debris removal on residents and commercial establishments. The 11 mobile enforcement squads deployed in the city track the offenders littering and dumping debris on the streets and fine them. Several thousands of offenders have been fined and the collections have run into lakhs of rupees. This has reduced the littering of the roads.

*- Lessons Learned*

A well designed and structured unit area and unit rate system for cleaning and transportation works has eliminated cut-throat competition among the contractors and has promoted a standard work culture. The

*one work to one agency norm* and small size of works has brought in a large number of contract agencies that personally supervise and execute the works with optimum efficiency. A *stringent fines regime for workers* has been put into place to deal with shortage of attendance, quality of sweeping, shortfall in weighment of garbage and to terminate and blacklist non-performing contract agencies. Besides, monitoring and evaluation by RWAs and NHCs, *regular surprise checks* by independent external agencies also ensure attendance and an improved work culture. All these measures have ensured that Hyderabad remains one of the cleanest cities in India.

Chapter IV  
**URBAN PUBLIC ASSET STATUS AND  
MAINTENANCE MANAGEMENT IN NOIDA**

Chapter IV  
**URBAN PUBLIC ASSET STATUS AND  
 MAINTENANCE MANAGEMENT IN NOIDA**

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#### 4.1 Water Supply and Sewerage

Water supply and sewerage systems are being maintained by the engineering department of NOIDA. The water and sewerage infrastructure is as follows :

**Table No. 10  
 Water Supply Infrastructure in NOIDA**

S.No.	Infrastructure	Quantity / No.
1	No. of tube wells	224 ( 85 percent are working ) Yield = 133 MLD
2	No. of Renny wells	6 Yield = 54 MLD
3	Proposed Ganga Jal	48 MLD
4	OHTs	37
5	UGRs	35
6	Water Mains	800 km
7	Online Chlorination Plant	5
8	Online Filtration Plant	8

With the help of the above infrastructure, the residents of NOIDA are being provided with water supply.

Similarly, NOIDA is covered with a sewer network with sewage pumping stations, sewage treatment plants, oxidation ponds and sewer lines. The sewerage infrastructure is as follows :

**Table No. 11**  
**Sewerage Infrastructure in NOIDA**

<b>S.No.</b>	<b>Infrastructure</b>	<b>Quantity / No.</b>
1	Total sewage	72 MLD
2	Sewage Pumping Stations	19
3	STPs	2 nos. ( 27 MLD ultimate 45 MLD ) + ( 34 MLD ultimate 61 MLD )
4	Oxidation Ponds	1 ( 9 MLD )
5	Sewer Line	700 km.
6	Sewer Network Coverage	79 sectors, 20 villages
7	Total treated capacity	70 MLD
8	Storm Water Drainage	20 KM approx. mains

Both the water and sewer network cater to a requirement of approximately 6 lakh population. For the proposed 12 lakhs ultimate population as indicated in the Master Plan, the infrastructure capacity needs to be doubled.

#### **4.2 Roads and Storm Water Drains**

The total road length in NOIDA is 1,100 km. Road maintenance is being done by engineering department. The maintenance of all roads is being done departmentally by NOIDA and there is no out sourcing or public private partnership in this sector. Road maintenance involves normal maintenance as well as resurfacing. For resurfacing, either 5 cm. thick bitumen macadem or 4 cm thick asphaltting is being done. The

resurfacing is being done once in every 5 years. The overall expenditure for maintenance of roads is Rs.8 crores per year. This also included the maintenance of Storm Water Drains towards which Rs.1 crore is spent every year. Footpaths are also a part of this department. The total length of footpaths is about 50 km.

### 4.3 Solid Waste Management

Solid waste management is one of the most important maintenance functions being carried out by NOIDA. The solid waste management is being done by the office of Project Engineer ( Health ), NOIDA. Most of the work is being done departmentally. In all , there are 64 sectors and 24 villages in NOIDA where solid waste management is needed to be provided. The NOIDA has 1,343 labor on contract and 114 labor on regular employment for carrying out the various functions.

The details of the vehicles and equipment available with NOIDA is as follows :

**Table No. 12**  
**Vehicle Details for SWM in NOIDA**

<b>S.No.</b>	<b>Vehicle and Equipment Details</b>	<b>No. available</b>
1	Vehicles	14
2	Dumpers	7
3	Bins	390
4	JCB	4
5	Cattle catcher van	1
6	Fogging Machine	1

As mentioned earlier, most of the solid waste management work is being done departmentally. Out of the total 64 sectors, 56 sectors and 24 villages are being maintained by the NOIDA itself while 8 sectors are being maintained through a system of public private partnership ( PPP ).

The functions being provided by NOIDA are regular sweeping, cleaning of big *nalas*, disease control by spraying, office area cleaning, *malba* cleaning, Malaria fogging, miscellaneous works and village garbage cleaning.

The PPP is being done in 8 sectors and the charges for the same are as follows :

- Rs. 6.85 per mtr. for cleaning / sweeping of roads
- Rs.1.7 per mtr. for drain cleaning
- Rs.1.2 per sq.mtr. for open space cleaning
- Rs.56.65 per cu.mtr. for transportation for 10 km lead

There is no scientific disposal of the solid waste. Simple dumping is being done at Sector 62.

It can be seen that on the whole, while some effort is being made to undertake solid waste management, it is not entirely in conformance with the norms laid out by the Manual for Solid Waste Management of the Ministry of Urban Development, Government of India. Further, there is absolutely no segregation at source which is one of the most important aspects of solid waste management. Also, there is no processing of the waste and no treatment of the waste which is simply being dumped at Sector 62. There is every possibility that there could be an outbreak of public health hazards and communicable diseases on this account. The PPP model being adopted is in an infantile stage and very minimal in scope of work. The overall budget projected for the year 2005-06 for solid waste management is Rs.11.20 crores.

#### 4.4 Parks

Park maintenance in NOIDA is being done by the Horticulture Department of NOIDA. The department has 3 divisions. For the sake of convenience and work division, each of these divisions has been allocated some of the sectors of NOIDA for park maintenance. This department which was set up way back in the year 1980 has been doing very good work. In fact this has been the only department which had all the data on maintenance readily compiled in a systematic manner. The status of park maintenance so far is as follows :

**Table No. 13**  
**Status of Park Maintenance in NOIDA**

S.No.	Type of Green Area	Quantity
1	Parks ( Category A and B )	684 acres
2	Green Belts	980 acres
3	Road side plantation	1250 road kilometers
4	Nurseries	3

So far, this department has planted over 15 lakh plants and trees out of which, nearly 12.5 lakh are alive.

The parks have been categorised into Category A and Category B depending on their location and nature of usage.

This department has also been doing a fair amount of outsourcing. The extent of outsourcing being done in NOIDA is as under :

**Table No. 14**  
**Extent of Outsourcing for Park Maintenance in NOIDA**

<b>S.No.</b>	<b>Type of Park</b>	<b>Extent of Outsourcing ( maintenance contract )</b>
1	Parks	70 percent
2	Road Side Plantation	60 percent
3	Green Belts	50 percent
4	Nurseries	20 percent
5	Adoption	40 green areas ( only 25 areas are being properly maintained )

We are given to understand that quite a few resident welfare associations ( RWAs ) have also come forward to take up park maintenance.

It can be seen that a large amount of contracting out is being followed. The list of parks being maintained departmentally, through maintenance contracts and by way of adoption is given in the annexures. The total maintenance expenditure being incurred annually is Rs.6.48 crores.

It is also interesting to note that the Horticulture Department also earns revenue as under :

- Booking of parks for marriages and other such functions
- Auction of old / mature trees
- Sale of Gauvas from orchards
- Sale of plants from nurseries

Approximately, Rs.10 lakhs per annum is the revenue generated by way of the above methods.

#### 4.5 Street Lighting

Street lighting maintenance is being done by the electrical department of NOIDA. The status of infrastructure developed and maintained by this department is as under :

**Table No. 15**  
**Street Lighting Infrastructure in NOIDA**

S.No.	Infrastructure	Quantity
1	Light Poles	25,000
2	Light Fittings	33,000
3	Switches	1,200
4	Cabling	25km

In addition to the above, the core infrastructure for electricity is as follows :

- 220 KV sub station (Sec. 20 with aggregate capacity of 320MVA) - 1
- 132 KV sub stations - 4

The electrical department maintains the street lighting with the help of nearly 300 labor out of whom 50 are departmental staff while the remaining 250 are contract labor. The type of lighting being provided in NOIDA is sodium vapour lamps, metal halide lamps, mercury vapour lamps and tube lights. The annual maintenance expenditure works out to Rs.10 crores which also includes Rs.6 crores spent on the electricity bill.



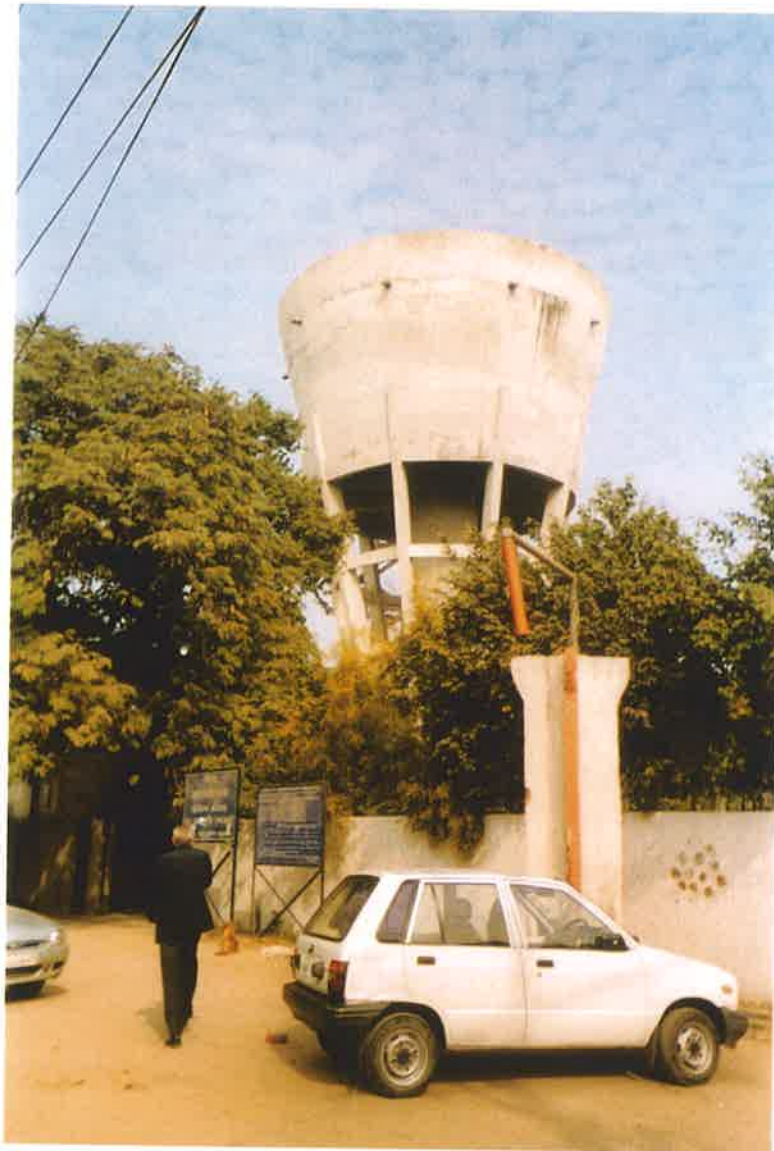
Street Sweeping in Progress



Roadside Garbage Bins in Select Locations



Not in the Agenda of Maintenance



Over Head Water Tank



Sewage Pumping Stations





Median Separator with Street Lighting



Well Maintained Bus Shelters on Main Roads

Lone Passenger – others have no seats !



Chapter V  
**FUTURE MAINTENANCE SCENARIO :**  
**2005 - 2020**

**Chapter V**  
**FUTURE MAINTENANCE SCENARIO : 2005 - 2020**

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**5.1 Annual Maintenance Expenditure**

The NOIDA authority office of the Finance and Accounts has not been able to furnish us with any Annual Reports. We were given to understand that Annual Reports have not been compiled by the authority. However, we were given to understand that it is only now that the authority has started taking up the streamlining of accounts. The authority has initiated the computerisation of accounts and therefore, data on a monthly basis in terms of expenditure and income is available in the form of a print out. This information has proved to be extremely useful for us to comprehend and income and expenditure pattern in NOIDA.

In view of the above, discussions were made with various maintenance heads of departments and it has been found out that the NOIDA spends approximately Rs.110 crores per annum as maintenance expenditure.

**Table No. 16**  
**Major Heads of Maintenance Expenditure - NOIDA in Year 2005-06**

<b>S.No.</b>	<b>Major Area of Maintenance</b>	<b>Expenditure ( Rs. in crores )</b>	<b>Percent Expenditure</b>
1	Water Supply and Sewerage	73.26	66.63
2	Roads and Storm Water Drains	9.00	8.18
3	Solid Waste Management	11.20	10.19
4	Parks	6.48	5.90
5	Street Lighting	10.00	9.10
	<b>Total</b>	<b>109.94</b>	<b>100.00</b>

It can be seen from the above that a major portion of the expenditure on maintenance is on water supply and sewerage, followed by solid waste management and street lighting.

In addition to the above, the NOIDA also incurs a huge establishment expenditure ( establishment, office and others ) to the tune of Rs. 43 crores per annum.

*Therefore, the total outgoings per annum are Rs. 153 crores.*

## 5.2 Annual Income

From the monthly income analysed from available data for the month of November 2005, it can be seen that the annual income is to the tune of Rs. 94 crores only. The details are given below :

**Table No. 17**  
**Details of Monthly Income - NOIDA ( November, 2005 )**

S.No.	Income Particulars	Rs. in Lakhs
1	Interest on Lease Rent	23.00
2	Interest on Deposits	0.24
3	Lease Rent	236.36
4	Transfer Fee	328.47
5	CIC charges	10.37
6	Time Extn. charges	57.39
7	Penalty	28.41
8	Processing Fee	5.47
9	Rent	18.96
10	Misl. receipts	13.83
11	Compounding Fee	20.65
12	Building Permit Fee	16.24
13	Building Plan Revalidation	1.66

14	Water Charges	20.18
15	Sewer Charges	3.76
16	<b>TOTAL</b>	<b>784.99</b>

*It may be noted that no maintenance tax is being levied at present.*

Total monthly income = Rs. 7.85 crores

Total annual income = Rs. 94 crores

### **5.3 Income - Expenditure Mismatch**

*Therefore, we can see that while the annual expenditure is Rs. 153 crores, the annual income is Rs. 94 crores. The annual deficit works out to Rs 59 crores.*

*This is a clear indication of the nature of things to come in the days ahead when development income reduces and maintenance expenditure increases. Therefore, there is an urgent need to undertake measures by which expenditure can be controlled and revenue can be increased.*

### **5.4 Projected Annual Expenditure on Maintenance**

The annual expenditure has been projected for each of the areas of maintenance. Establishment expenditure has also been correspondingly been projected. It has been presumed that over the years, while the annual expenditure on maintenance would increase by 10 percent per annum, the number of sectors would also increase, from the present 65 sectors to a total of 155 sectors at the end of the year 2020, which is the Master Plan closing year by which all the sectors in NOIDA would have to be developed. The details have been indicated in the following table.

**Table No. 18**  
**Projected Annual Maintenance Expenditure**

*(Rs. in crores)*

Year	No. of Sectors	Year	Projected Annual Maintenance Expenditure					Estab.	Total
			1	2	3	4	5		
0		2005	73.26	9.00	11.20	6.48	10.00	43.00	<b>152.94</b>
1		6	80.59	9.90	12.32	7.13	11.00	47.30	<b>168.24</b>
2		7	88.64	10.89	13.55	7.84	12.10	52.03	<b>185.05</b>
3		8	97.51	11.98	14.91	8.62	13.31	57.23	<b>203.56</b>
4		9	107.26	13.18	16.40	9.49	14.64	63.00	<b>223.97</b>
5	95	10	117.99	14.49	18.04	10.44	16.11	69.25	<b>246.32</b>
6		11	176.98	21.74	27.06	15.65	24.16	76.18	<b>341.77</b>
7		12	194.68	23.92	29.76	17.22	26.57	83.80	<b>375.95</b>
8		13	214.14	26.31	32.74	18.94	29.23	92.18	<b>413.54</b>
9		14	235.56	28.94	36.01	20.84	32.15	101.40	<b>454.90</b>
10	125	15	259.11	31.83	39.61	22.92	35.37	111.54	<b>500.38</b>
11		16	388.67	47.75	59.42	34.38	53.05	122.69	<b>705.96</b>
12		17	427.54	52.52	65.36	37.82	58.36	134.96	<b>776.56</b>
13		18	470.29	57.78	71.09	41.60	64.20	148.45	<b>854.22</b>
14		19	517.32	63.55	79.09	45.76	70.61	163.30	<b>939.63</b>
15	155	20	569.06	69.90	87.00	50.33	77.68	179.63	<b>1033.60</b>
16		21	853.59	104.85	130.50	75.50	116.51	197.60	<b>1478.55</b>

- Note :
- i) Increase in maintenance expenditure has been assumed to increase @ 10 % p.a.
  - ii) Increase in no. of sectors to be maintained has been assumed to increase @ 30 for every 5 years
  - iii) Renewal expenditure at 10th year is additional and not reflected in the above table.

### **5.5 Capital Investments on Urban Renewal**

While maintenance is a continuous process wherein sometimes, portions of the asset are even replaced, at periodic intervals, the entire asset or major portions of it may have to be replaced / renewed . This varies from asset to asset and is difficult to estimate in the case of NOIDA since the

date at which a particular asset has been installed is not known ( and also varies since different assets have been installed at different points of time for which no data records are readily available ) and the life of the asset is also not known by the officials at NOIDA. Therefore, no separate provision has been made for this aspect and we presume that the same is absorbed within the maintenance expenditure.

### **5.6 Projected Income**

There are presently 15 heads under which income is collected every year by NOIDA. All these have been clubbed under one common head.

In addition, the concept of an *Interest Bearing Maintenance Security* is proposed to be collected from the future allottees. This has been assumed at the rate of Rs.1 lakh per allottee at the time of allotment. The interest accrued on this amount @ 8 percent per annum has been assumed to be the second source of income.

Further, a third source has been identified as introduction of a *Maintenance Tax* . According to the NOIDA Act, such a tax can be levied. It is presumed that this tax would be levied @ Rs.100.00 per sq.mtr. On an average every year on all the plot holders. The exact amount can be worked out on a differential basis; for residential, commercial, institutional and industrial.

Based on these three major heads, the income has been projected as shown in the following table :

**Table No. 19**  
**Projected Annual Income**

*(Rs. in crores)*

Year	No. of Sectors	Year	A ( various existing heads of income )	B Interest on IBMS @ 8 % p.a.	C Maintenance Tax	Total
0		2005	94.00	-	100.70	194.70
1		6	103.40	-	100.70	203.70
2		7	113.74	-	100.70	214.44
3		8	125.11	-	100.70	225.81
4		9	137.63	-	100.70	238.33
5		10	151.39	8.00	100.70	260.09
6	95	11	166.53	8.64	510.00	685.17
7		12	183.18	9.33	510.00	702.50
8		13	201.50	10.08	510.00	721.58
9		14	221.65	10.88	510.00	742.53
10		15	243.81	11.75	510.00	765.56
11	125	16	268.20	18.75	1020.00	1306.95
12		17	295.01	20.25	1020.00	1335.26
13		18	324.51	21.87	1020.00	1366.38
14		19	356.96	23.62	1020.00	1400.58
15		20	392.66	25.51	1020.00	1438.17
16	155	21	432.00	32.51	1275.00	1739.51

From the above table, it can be seen that over a period of time, the revenues would automatically increase on account of the IBMS as well as the Maintenance Tax. It can also be seen that while in the first 5 years, the rate of the tax has been kept at Rs.100.00 per sq.mt. per year ( average for various uses ), the same has been increased to Rs. 150.00, Rs.200.00 and Rs.250.00 for every five year block. *In practice, these rates*

could be structured in a differential manner, keeping in mind various landuses and various income groups. This tax has been levied initially on 1.7 crores sq.mtrs, later on 3.4 crore sq.mtr. and subsequently on 5.1 crore sq.mtr. which corresponds to the total 5,153 ha of net area under various uses as per the Master Plan 2021. These details are shown in the table given below :

**Table No. 20**  
**Land Areas as per NOIDA Master Plan 2021**

S.No.	Landuse Category	Area ( Ha )	Net Area ( Ha )
1	Residential	5,334	2,767
2	Commercial	564	282
3	Industrial	3,001	1,500
4	Institutional	1,219	604
	<b>TOTAL</b>		<b>5,153</b> <b>= 5.1 crores sq. mtrs.</b>

**Table No. 21**  
**Maintenance Tax Calculation**

*(Rs. in crores)*

S.No.	Net Taxable Area	Average Tax Rate	Total Tax
1	1.7 crores sq.mtr. upto year 2010	@Rs.100.00 /sq.mtr/year	100.70
2	3.4 crores sq.mtr. upto year 2015	@Rs.150.00/sq.mtr./year	510.00
3	5.1 crores sq.mtr. upto year 2020	@Rs.200.00/sq.mtr./year	1,020.00
4	- do - beyond year 2020	@Rs.250.00/sq.mtr./year	1,275.00

### 5.7 Sustainability : Need for Income-Expenditure Match

It can be seen that for sustainability, there is a necessity for the expenditure to be balanced by adequate income. If the income is not there, then obviously the maintenance would suffer. The following table gives the income-expenditure scenario after imposition of Maintenance Tax.

**Table No. 22**  
**Sustainable Financial Scenario for NOIDA**

(Rs. in crores)

Year	Year	Expenditure	Income	Excess/ Shortfall
0	2005	152.94	194.70	+41.76
1	6	168.24	203.70	+35.46
2	7	185.05	214.44	+29.39
3	8	203.56	225.81	+22.25
4	9	223.97	238.33	+14.36
5	10	246.32	260.09	+13.77
6	11	341.77	685.17	+343.40
7	12	375.95	702.50	+326.55
8	13	413.54	721.58	+308.04
9	14	454.90	742.53	+287.63
10	15	500.38	765.56	+265.18
11	16	705.96	1306.95	+600.99
12	17	776.56	1335.26	+558.70
13	18	854.22	1366.38	+512.14
14	19	939.63	1400.58	+460.95
15	20	1033.60	1438.17	+404.57
16	21	1478.55	1739.51	+260.96

*From the above table, it can be clearly seen that if a Maintenance Tax is imposed as shown above, there would be an excess of income over expenditure every year and thereby, the system would be sustainable*

Chapter VI  
**CONCLUSIONS AND RECOMMENDATIONS -  
STRATEGY FOR SUSTAINABLE  
REVENUE GENERATION**

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**Chapter VI**  
**CONCLUSION AND RECOMMENDATIONS -**  
**STRATEGY FOR SUSTAINABLE REVENUE GENERATION**

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**6.1 Maintenance Tax - a Dedicated Cess for Maintenance**

From the earlier chapters, it is seen that since there is no maintenance tax in place, the authority has been facing a financial difficulty in terms of a mismatch between maintenance expenditure and income. This difference is presently being met in terms of the monies being received on account of development of sectors. Over a period of time, this source would come to a close and then, the authority will have no alternative but to balance the expenditure and income. Without a tax, this would be extremely difficult.

It can be seen from the earlier chapter that once a Maintenance Tax is levied, the financial position would become sustainable. As per the NOIDA Act, the provision for levy of a maintenance tax is under Section II ( 1 ) which reads :

“ for the purposes of providing, maintaining, or continuing any amenities in the industrial development area, the Authority may with the previous approval of the State Government, levy such taxes as it may consider necessary in respect of any site or building on the transferee or occupier thereof, provided that the total incidence of such tax shall not exceed twenty five percent of the annual value of such site or building”.

The maintenance tax being suggested in this report is quite nominal and well within the above limit of twenty five percent provided for in the Act.

*Therefore, it is strongly recommended that the NOIDA initiate the levy of a Maintenance Tax at the earliest so that the organisation can graduate to financial sustainability soon.*

It is further suggested that this maintenance tax be shown under a dedicated cess head so that the money collected as tax should be used only for the purpose of maintenance and not for any other purpose.

Over a period, this cess could be built up and excess of income over expenditure could be used for a) renewal expenditure b) invested so as to earn interest and c) for increasing the quality of infrastructure.

It may be noted that the NOIDA is presently levying a Lease Rent on all properties allotted ( all properties are allotted on a leasehold basis by NOIDA ). Since this is a very small amount that is being levied and since most people have resorted to the life time payment scheme, this lease rent is not being considered for any reform since it is a small amount and can continue in the same manner as it is now.

## **6.2 IBMS on all Future Plot Allotments**

In the private sector, it is a common practice for the developers to charge what is called an interest bearing maintenance security ( IBMS ). The developers normally charge about Rs.1 lakh from each flat purchaser and invest the same on cumulative interest basis. Over a period of time, this amount would accrue in a substantial manner and would be handy for renewal of infrastructure. In NOIDA, this is not being done. *Therefore, it is recommended that for all future allotments of properties, an*

*IBMS be levied and the amount so collected be invested in a cumulative deposit so that a safety net for future renewal is available.*

### **6.3 Energy Audit and Improving Energy Efficiency**

Presently, the NOIDA is paying a huge amount of money running into several crores of rupees for electricity. There is no system of energy audit and no system of ensuring that energy efficient systems are in place. *It is recommended that the NOIDA carryout an energy audit at the earliest so that energy leakages and inefficiencies can be identified and suitably minimised.* This can help in rationalising the use of electricity and thereby a) improve efficiency, b) reduce electricity bill thereby effecting savings on maintenance expenditure and c) go in for latest energy saving technologies which will be efficient in the long run.

The step taken by NOIDA by installing solar powered traffic lights is indeed a novel one. However this is only a small step and there is a need for a complete energy audit and technology changeover to energy efficient systems.

### **6.4 Private Sector Outsourcing**

There is no doubt that the NOIDA is undertaking private sector outsourcing for some of its operations. However, these efforts are too small. For example, the Visakhapatnam Municipal Corporation has outsourced street light maintenance and has effected savings to the tune of 40 percent. Similarly, the City Corporation of Bangalore has contracted out solid waste management in about 35 percent of the city and has found the experience very good. *It is therefore recommended that*

*the NOIDA identify areas for private sector outsourcing so that economies and efficiencies can be achieved. Suggested areas are solid waste management, street lighting, public toilets, bus shelters, foot paths, parks, median seperators and traffic islands to begin with.*

### **6.5 New Public Asset Creation**

Once sustainability of finances is achieved, new public assets can be created. For instance, urban signage, street furniture, good quality foot paths on which people can walk, etc. can be created only when the finances are sound. If the finances are not sound, the authority will only be concentrating on providing the bare minimum and quality obviously suffers. *Therefore, after the NOIDA has reached financial sustainability, it improve its asset portfolio by adding new typology of assets in its maintaniance portfolio.*

### **6.6 Facilitating Creation of RWAs in Every Sector**

There is an urgent need to organise communities into resident welfare associations ( RWAs ) in each and every sector. Once the RWAs are organised and empowered, they can act as a check on the staff implementing maintenance drills. This will automatically bring about the desired transparency and accountability in the organisation. *It is recommended that the NOIDA take up the task of facilitating the setting up of RWAs in each and every sector.*

### **6.7 Dynamic Website to Register Complaints**

There is a need for the NOIDA to make its website a dynamic one with provision for residents to register complaints online. The system should then automatically redirect the complaints to the concerned officers along with a complaint number and date so that there is a system of redressal. This will also help in identifying the nature of complaints, sources of complaints, geographical location of complaints, etc. so that the problems could be better managed. *It is therefore recommended that the NOIDA restructure its website so that it made more dynamic and interactive to the citizens.*

### **6.8 Customer Relations Management**

It is extremely important that the NOIDA develop a culture of customer relations. For this, there is a strong need to inculcate a change in attitude and a service motive in the personnel. Handling customer relations and providing satisfactory service is a highly specialised task and needs a specialised team of people. It is recommended that the NOIDA create a separate CRM department.

### **6.9 Revenue Generation thru' Real Estate**

All over the developed world, urban development authorities and municipalities maintain a strong, high quality, high value commercially viable real estate portfolio from which a continuous stream of revenue can be received as a regular income. In India, we are not following this practice. That is why, while the private real estate builders and developers make all the money, the government agencies who facilitate this process in the first place are in financial sickness. ( For instance,

the DLF - a private company - earns as much as Rs.365 crores every year as lease rental income in Gurgaon while the HUDA is always short of funds ).

In order to overcome this kind of a situation, *it is strongly recommended that the NOIDA keep with itself prime real estate parcels which could be leased out to prominent real estate developers on BOT basis so that a continuous stream of lease rent receivables could be maintained as a regular source of income in addition to capital appreciation.*

#### **6.10 Constant Technology Upgradation**

There is a need for the NOIDA to constantly improve the technology of infrastructure provision so that the maintenance costs are kept to a minimum. In some instances, it would be cheaper to discard old technology which is expensive to maintain and replace with newer and easy to maintain technologies. *It is therefore recommended that a technology obsolescence audit be undertaken by NOIDA so that upgradation could be done to reduce maintenance expenditure.*

#### **6.11 Developing an Asset Inventory**

The NOIDA does not have an urban public asset inventory. An asset inventory is one of the basic pre-requisites for any organisation to undertake maintenance. A typical asset inventory should contain asset identification number, asset category, date of acquisition of the asset, life of the asset, periodicity of maintenance required, details of supplier, etc. so that an asset maintenance cycle could be developed. This would also help in easy asset identification, asset upgradation, maintenance work

allocation, annual budget preparation, etc. *It is therefore recommended that the NOIDA have an urban public asset inventory prepared at the earliest.*

### **6.12 Developing a Maintenance Manual**

Once an asset register is prepared, a maintenance manual needs to be developed. Such a manual would be able to provide information of the type of maintenance that is to be provided to each asset and at what time. In the absence of a manual, the nature of maintenance being rendered at different points of time by different people would be different and thereby, no consistency would be maintained.

### **6.13 Developing Maintenance Standards**

Currently, maintenance of assets is by and large happening on an ad-hoc manner. No set standards of maintenance are available. The NOIDA should develop maintenance standards and adhere to them. For instance, if park grills need to be painted, they should always be painted using a particular kind of paint, a given number of coats, a given number of times a year, etc. so that consistency is maintained and quality check can be easily done. *It is recommended that NOIDA develop maintenance standards for different assets and strictly adhere to them till such time technology is upgraded.*

### **6.14 Establishing Maintenance Cycles**

Time is a very important factor in maintenance of assets. A maintenance cycle is essential to be developed and followed so that the right kind of

maintenance at the right time is given to the assets so that their life is preserved and full service can be extracted out of the asset. *It is recommended that NOIDA develop maintenance cycles for all its assets.*

#### **6.15 Maintenance Certification by Independent Auditors**

Maintenance of many assets is currently happening in NOIDA today, albeit in an unsystematic manner. This needs to be streamlined. Further, once established standards, cycles, manuals and inventory are available, it would be possible for an independent auditor to certify the maintenance - whether it is actually happening or not, whether it is upto the standard or not, etc. RWAs could also be included in this effort.

*It is therefore recommended that the NOIDA develop a system of maintenance certification by independent auditors.*

#### **6.16 Developing a Sustainable Urban Public Asset Management System ( SURPASS )**

*It is recommended that the NOIDA initiate the setting up of a Sustainable Urban Public Asset Management System ( SURPASS ). The methodology for this system is as follows :*

**Table No. 23**  
**SURPASS Methodology for NOIDA**

Step 1	Develop an Inventory of Urban Public Assets
Step 2	Classify all Assets into Functional Groups
Step 3	Estimate life of each asset
Step 4	Establish maintenance cycle
Step 5	Establish maintenance standards
Step 6	Develop maintenance manuals
Step 7	Estimate annual maintenance expenditure
Step 8	Estimate replacement costs
Step 9	Estimate all sources of revenue
Step 10	Develop a pricing mechanism where revenue exceeds expenditure so that financial sustainability is achieved

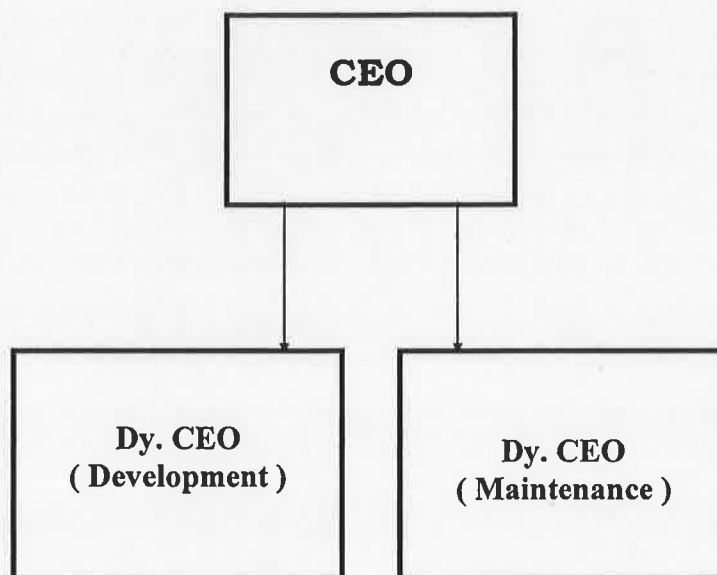
The above 10 steps are essential for successful maintenance of public assets. In such a scenario, the *sustainable asset management equation* would be as follows :

( Total Annual Maintenance Expenditure + Replacement Cost per Annum + Overhead Expenses ) = Total Revenue per annum

### **6.17 Institutional Strengthening and Capacity Building**

In order to achieve SURPASS, it is necessary that NOIDA completely restructure its activities in the two broad categories namely a) development and b) maintenance.

For this, the following organisational structure is recommended :



In the above depicted situation, the development function and maintenance function would be separate. The income and expenditure for development and maintenance would be separate and thereby, no mixing would take place. This way, a sustainable system could be better achieved.

Further, a complete human capacity building exercise needs to be undertaken so that all the staff are properly trained in the theory and practice of urban public asset maintenance and management.

It is recommended that the NOIDA adopt all the suggestions given in this report and develop a new urban culture of living. With such a system in place, NOIDA can certainly emerge as the best maintained urban centres of India.

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Annexure 1 U.P.Industrial Area Development Act, 1976

**U.P. INDUSTRIAL AREA  
DEVELOPMENT ACT - 1976  
(U.P. ACT Number 6, of 1976)**

**noida**

**THE UTTAR PRADESH INDUSTRIAL AREA DEVELOPMENT ACT, 1976**  
**(U.P. ACT NO. 6 OF 1976)**  
**(As passed by the Uttar Pradesh Legislature)**

**C o n t e n t s**

Sections	Sections
1. Short title and extent.	11. Levy of tax.
2. Definition.	12. Application of certain provision of President's Act XI of 1973.
3. Constitution of the Authority.	13. Imposition of penalty and mode of recovery of arrears.
4. Chief Executive Officer.	14. Forfeiture for breach of conditions of transfer.
5. Staff of Authority.	15. Penalty.
6. Functions of the Authority.	16. Powers of entry etc.
7. Power to the Authority in respect of transfer of land.	17. Overriding effect of the Act.
8. Power of issue directions in respect of erection of building.	18. Power to make rules.
9. Ban of erection of buildings in contravention of building.	19. Power to make regulations.
10. Power to require proper maintenance of site or building.	

**AN  
ACT**

to provide for the constitution of an Authority for the development of certain areas in the State into industrial and urban township and for matters connected therewith.

It is hereby enacted in the twenty-seventh year of the Republic of India, as follows:—

<b>Short title and extent</b>	1. (1) This Act may be called the Uttar Pradesh, Industrial Area Development Act 1976.
	(2) It extends to the whole of Uttar Pradesh.
<b>Definition</b>	<b>2. In this Act</b>
	(a) 'Amenities' include roads, water supply, street lighting and power supply, sewerage, drainage, collection treatment and disposal of industrial waste and town refuse and such other community facilities, services or conveniences as the State Government may, by notification, specify to be an amenity for the purposes of this Act:
	(b) 'Authority' means the Authority constituted under section 3 of the Act:
	(c) 'Chief Executive Officer' means the officer appointed as such under section 4:
	(d) 'Industrial Development Area' means an area declared as such by the State Government by notification;
	(e) 'Occupier' means a person (including a firm or body of individuals whether incorporated or not) who occupies a site or building with the industrial development area and includes his successors and assigns;

- (f) 'Transferee' means a person (including a firm or other body of individuals whether incorporated or not to whom any land or building is transferred in any manner whatsoever, under this act and includes his successors and assigns;
- (g) The words and expressions 'Building development', 'to erect a building' and 'land' shall have the same meaning as assigned to them in the Uttar Pradesh Urban Planning and Development Act, 1973.

**Constitution  
of the Authority**

- 3 (1) The State Government may, by notification, constitute for the purposes of this Act, An Authority to be called (Name of the area) Industrial Development Authority, for any industrial development area.
- (2) The Authority shall be a body corporate.
- (3) The Authority shall consist of the following :-
- (a) The Secretary to the Government, Uttar Pradesh, Member  
Industries Department or his Nominee not below Chairman  
the rank of Joint Secretary-ex-official.
- (b) The Secretary to the Government, Uttar Pradesh, Member  
Public works Department or his nominee not  
below the rank of Joint Secretary ex-official.
- (c) The Secretary to the Government, Uttar Pradesh, Local Member  
Self-Government or his nominee not below the rank of  
joint Secretary-ex official.
- (d) The Secretary to the Government, Uttar Pradesh, Finance Member  
Department or his nominee not below the rank of  
Joint Secretary-ex official.
- (e) The Managing Director, U.P. State Industrial Development Member  
Corporation-ex official.
- (f) Five members to be nominated by the State Government Member  
by notification.
- (g) Chief Executive Officer. Member  
Secretary
- (4) The headquarters of the Authority shall be at such place as may be notified by the State Government.
- (5) The procedure for the conduct of the meetings for the Authority shall be such as may be prescribed.
- (6) No act or proceedings of the Authority shall be invalid by reason of the existence of any vacancy in or defect in the constitution of the Authority.

- Chief Executive Officer** 4. (1) The Chief Executive Officer of the Authority shall be appointed by the State Executive Government and shall be a whole-time officer of the Authority.
- (2) The Chief Executive Officer shall be entitled to receive from the funds of the Authority such salaries and allowances and be governed by such conditions of service as may be determined by general or special order of the State Government in this behalf.
- (3) The Chief Executive Officer shall exercise such powers and perform such duties as may be specified in the regulations or delegated to him by the Authority.
- Staff of the or Authority** 5. (1) Subject to such control and restrictions as may be determined by general special orders of the State Government, the Authority may appoint such number of officers and employees as may be necessary for the performance of its functions and may determine their grades and designations.
- (2) Subject as aforesaid the officers and other employees of the Authority shall be entitled to receive from the funds of the Authority such salaries and allowances and shall be governed by such other conditions of service as may be agreed upon with the Authority.
- Function of the Authority** 6. (1) The object of the Authority shall be to secure the planned development of the industrial development areas.
- (2) Without prejudice to the generality of the objects of the Authority, the Authority shall perform the following functions:-
- (a) to acquire land in the industrial development area, by agreement or through proceedings under the Land Acquisition Act, 1894 for the purpose of this Act.
- (b) to prepare a plan for the development of the industrial development area;
- (c) to demarcate and develop sites for industrial, commercial and residential purpose according to the plan;
- (d) to provide infrastructure for industrial, commercial and residential purposes;
- (e) to provide amenities;
- (f) to allocate and transfer either by way of sale or lease or otherwise plots of land for industrial, commercial or residential purposes;
- (g) to regulate the erection of buildings and setting up of industries: and
- (h) to lay down the purpose for which a particular site or plot of land shall be used, namely for industrial or commercial or residential purpose or any other specified purpose in such area.
- Power to the Authority in respect of transfer of land** 7. The Authority may sell, lease or otherwise transfer whether by auction, allotment or otherwise any land or building belonging to the Authority in the industrial development area on such terms and conditions as it may, subject to any rules that may be made under this Act think fit to impose.
- Power of issue directions in respect of creation of building** 8. (1) For the purposes of proper planning and development of the industrial development area, the authority may issue such direction as it may consider necessary, regarding

**Ban on erection of building in contravention of regulations**

- (a) architectural features of the elevation or frontage of any building;
  - (b) the alignment of buildings on any site;
  - (c) the restrictions and conditions in regard to open spaces to be maintained in and around buildings and height and character of buildings;
  - (d) the number of residential buildings that may be erected on any site;
  - (e) Regulations of erections of shops, workshops, warehouses, factories or buildings;
  - (f) maintenance of height and position of walls, fences, hedges or any other structure or architecture constructions;
  - (g) maintenance of amenities;
  - (h) restrictions of use of any site for a purpose other than that for which it has been allocated;
  - (i) the means to be provided for proper (i) drainage of waste water (ii) disposal of industrial waste, and (iii) disposal of town refuse.
- (2) Every transferee shall comply with the directions issued under sub-section (1) and shall as expeditiously as possible erect and building or take such other steps as may be necessary to comply with such directions.
9. (1) No person shall erect or occupy any building in the industrial development area in contravention of any building regulation made under sub-section (2)
- (2) The Authority may by notification and with prior approval of the State Government make regulations to regulate the erection of buildings and such regulations may provide for all or any of the following matters, namely
- (a) The materials to be used for external and partition walls, roofs, floors and other parts of a buildings and their position or location or the method of construction;
  - (b) Lay out plan of the building whether industrial, commercial or residential;
  - (c) the height and slope of the roofs and floors of any building which is intended to be used for residential or cooking purposes;
  - (d) the ventilation in, or the space to be left about any building or part there of to secure circulation of air or for the prevention of fire;
  - (e) the number and height of the storeys of any building;
  - (f) the means to be provided for the ingress and egress to and from any building;
  - (g) the minimum dimensions of rooms intended for use as living rooms or sleeping rooms and the provisions of ventilation;
  - (h) any other matter in furtherance of the proper regulation of erection, completion and occupation of buildings and
  - (i) the certificates necessary and incidental to the submission of plans amended plans and completion reports.

**Power to require proper maintenance of site or building**

10. If it appears to the Authority that the condition or use of any site or building is prejudicially affecting or is likely to affect the proper planning of, or the amenities in any part of the industrial development area of the interests of the general public there, it may serve on the transferee or occupier of that site or building a notice requiring him to take such steps and within such period as may be specified in the notice and thereafter to maintain in it in such manner as may be specified therein and in case such transferee or occupier fails to take such steps or to maintain it thereafter the Authority may itself take such steps or maintain it, and realize the cost incurred on it from such transferee or occupier.

**Levy of Tax**

11. (1) For the purposes of providing, maintaining, or continuing any amenities in the industrial development area, the Authority may with the previous approval of the State Government, levy such taxes as it may consider necessary in respect of any site or building on the transferee or occupier thereof, provided that the total incidence of such tax shall not exceed twenty five per cent of the annual value of such site or building.

*Explanation :* In this sub-section, the expression 'annual value' shall have the same meaning as in Section 174 of the U.P. Nagar Mahapalika Adhiniyam, 1959.

- (2) If the State Government considers it necessary or expedient in the public interest it may, by a general or special order, exempt wholly or partly - any such transferee or occupier or any class thereof from the taxes levied under sub-section (1).

**Definition of "annuals values" - 'Annual value means':-**

- (a) in the case of railway stations, colleges, schools, hostels, factories and other such buildings, a proportion not below 5 per cent to be fixed by rule made in this behalf of the sum obtained by adding the estimated present cost erecting the building, less depreciation at a rate to be fixed by rule to the estimated value of the land appurtenant thereto, and
- (b) in the case of a building of land not falling within the provisions of clause (a) the gross annual rent for which such building, exclusive of furniture or machinery therein, or such land is actually let, or where the building or land is not let or in the opinion of the assessing authority is let for a sum less than its fair letting value, might reasonably be expected to let from year to year.

Provided that where the annual value of any building would, by reason of exceptional circumstances, in the opinion of the Mahapalika, be excessive if calculated in the aforesaid manner, the Mahapalika may fix the annual value at any less amount which appears to it equitable :

Provided further that where the Mahapalika so resolves, the annual value in the case of owner occupied building and land shall for the purposes of assessment of property taxes be deemed to be 25% less than the annual value otherwise determined under the section.

**Applications of certain provisions of president's Act XI of 1973**

12. The provision of Chapter VII and section 30, 32, 40, 41, 42, 43, 44, 45, 46, 47, 49, 50, 51, 53 and 58 of the Uttar Pradesh Urban Planning and Development Act, 1973 as re-enacted and modified by the Uttar Pradesh President's act (Re-enactment with modifications) Act, 1974, shall mutatis mutandis apply to the Authority with adaptation that

- (a) any reference to the aforesaid Act shall be deemed to be a reference to this act:
- (b) any reference to the Authority constituted under the aforesaid Act shall be deemed to be a reference to the Authority constituted under this Act; and
- (c) any reference to the Vice-Chairman of the Authority shall be deemed to be a reference to the Chief Executive Officer of the Authority.
- Imposing of penalty mode of recovery of arrears**      13.      Where any transferee makes any default in the payment of any consideration and money or instalment thereof or any other amount due --- account of the transfer of any site or building by the Authority or any rent due to the Authority in respect of any lease, or where any transferee or occupier makes any default in the payment of any fee or tax levied under this Act, the Chief Executive officer may direct that in addition to the amount of arrears, further sum not exceeding that amount shall be recovered from the transferee or occupier, as the case may be, by way of penalty.
- Forfeiture for Breach of Conditions of transfer**      14.      (1)      In the case of non-payment of consideration money or any instalment thereof on account of the transfer by the Authority of any site or building or in case of any breach of any condition of such transfer or breach of any rules or regulations made under this Act, the Chief Executive Officer may resume the site or building so transferred and may further forfeit the whole or any part of the money if any paid in respect thereof.
- (2)      Where the Chief Executive Officer orders resumption of any site or building under sub-section (1) the Collector may, on his requisition, cause possession thereof to be delivered to him and may for that purpose use or cause to be used such force as may be necessary.
- Penalty**      15.      Any person who contravenes any provisions of this Act, or rules or regulations made there under or any directions issued under section 8 shall on conviction be punishable with fine which may extend to five thousand rupees and in the case of a continuing offence with further fine which may extend to one hundred rupees for every day during which such offence continues after conviction for the first commission of the offence.
- Powers of entry etc.**      16.      The Chief Executive Officer may authorise any person to enter into or open any land or building with or without assistance, for the purposes of -
- (a)      making any inquiry, inspection, measurement or survey or taking levels of such land or building
- (b)      examining works under construction or of ascertaining the course or sewers or drains;
- (c)      ascertaining whether any building is being or has been erected or re-erected with out sanction or in contravention of any sanction given under this Act or the rules and regulations made thereunder and to take such measurements and do any such other acts as may be necessary for each purpose.
- (d)      doing any other thing necessary for the efficient administration of this act.
- Provided that :-*
- (i)      no such entry shall be made except between the hours of sunrise and sunset and without giving reasonable notice to the occupier or if there be no occupier, the owner of the land or building.

- (ii) sufficient opportunity shall in every instance, be given to enable women if any to withdraw from such land or building.
- (iii) due regard shall always be had, so far as may be compatible with the exigencies of the purpose for which the entry is made, to the social and religious usages of the occupants of the land or building entered.

**Overriding effect of the Act.**

17. Upon any area being declared an industrial development area under the provision of this act, such area, if included in the master plan or the zonal development plan under the Uttar Pradesh Urban Planning and Development Act, 1973, or any development plan under any other Uttar Pradesh Act, shall with effect from the date of such declaration be deemed to be excluded from any such plan.

**Power of make rules**

18. The State Government may by notification make rules for carrying out the purposes of this act.

**Power to make regulations**

19. (1) The Authority may with the previous approval of the State Government make regulations not inconsistent with the provisions of this Act or the rules made thereunder for the administration of the affairs of the Authority.
- (2) In particular, and without prejudice to the generality of the foregoing power, such regulations may provide for all or any of the following matters namely -
- (a) the summoning and holding of meetings of the Authority, the time and place where such meetings are to be held, the conduct of business at such meetings, and the number of members necessary to form a quorum thereat;
  - (b) the powers and duties of the Chief Executive Officer;
  - (c) the form of register of application for permission to erect a building;
  - (d) the management of properties of the Authority;
  - (e) fee to be levied in the discharge of its functions;
  - (f) such other matters as are to be provided for in regulation.

## Chapter VII

### FINANCE, ACCOUNTS AND AUDIT

20. **Fund of the Authority -**

- (1) The authority shall have and maintain its own fund to which shall be credited-
  - (a) all moneys received by the Authority from the State Government by way of grants, loans, advances or otherwise;
  - (b) all moneys borrowed by the Authority from sources other than the State Government by way of loans or debentures;
  - (c) all fees, tolls and charges received by the Authority under this Act;
  - (d) all moneys received by the Authority from the disposal of lands, buildings and other properties, movable and immovable; and
  - (e) all moneys received by the Authority by way of rents and profits or in any other manner or from any other sources.

- (2) The fund shall be applied towards meeting the expenses incurred by the Authority in the administration of this Act for no other purposes.
- (3) Subject to any directions of the State Government, the Authority may keep in current account of any Scheduled Bank such sum of money out of its fund as it may think necessary for meeting its expected current requirements and invest any surplus money in such manner as it thinks fit.
- (4) The state Government may, after due appropriation made by Legislature by law in that behalf, make such grants, advances and loans to the Authority as that Government may deem necessary for the performance of the functions of the authority under this Act, and all grants, loans and advances made shall be on such terms and conditions as the State Government may determine.
- (5) The Authority may borrow money by way of loans or debentures from such sources (other than the State Government) and on such terms and conditions as may be approved by the State Government.
- (6) The Authority shall maintain a sinking fund for the repayment of moneys borrowed under sub-section (5), and shall pay every year into the sinking fund such sum as may be sufficient for repayment within the period fixed of all moneys so borrowed.
- (7) The sinking fund or any part thereof shall be applied in, or towards, the discharge of the loan for which such fund was created, and until such loan is wholly discharged it shall not be applied for any other purpose.

**21. Budget of the Authority -**

The Authority shall prepare in such form and at such time every year as the State Government may specify, a budget in respect of the financial year next ensuing, showing the estimated receipts and expenditure of the Authority.

**22. Accounts and Audit -**

- (1) The Authority shall maintain proper accounts and other relevant records and prepare annual statement of accounts including the balance-sheet in such form as the State Government may specify.

- (2) The accounts of the Authority shall be subject to audit annually by the examiner, Local Fund Accounts.

Provided that in place or in addition to the Examiner, Local Fund Accounts, the State Government may entrust the audit to the Account General, Uttar Pradesh or Controller and Auditor General of India or to any other Auditor on such terms and conditions, in such manner, for such period and at such times as may be agreed upon between him and the State Government.

- (3) The rights, authority and privileges of any person conducting audit under sub-section (2) shall -
  - (i) in the case of Examiner, Local Fund Accounts, be the same as he has in connection with the audit of the accounts of local authority;
  - (ii) in the case of the Accountant General, Uttar Pradesh or as the case may be, the comptroller and Auditor General of India, be the same as he has in connection with audit of Government accounts; and

- (iii) in the case of any other auditor, be as prescribed;  
and in particular, he shall have the right to demand production of books, accounts, connected vouchers, papers and other documents and to inspect the Office of the Authority.
- (4) The accounts of the Authority, as certified by the Auditor or any person appointed by him in that behalf, together with audit report thereon shall be forwarded to the State Government annually or at such times as may be directed by it. The State Government may issue such directions to the authority as it may deem fit and the Authority shall be bound to comply with such directions.
- (5) Any expenditure, incurred by the Auditor in connection with the audit, shall be payable by the authority to the Auditor.

**23. Annual Report -**

The Authority shall prepare for every year a report of its activities during that year and submit the report to the State Government in such form and on or before such date as the State Government may specify and such report shall be laid before both Houses of the Legislature.

**24. Pension and Provident Fund -**

- (1) The Authority may constitute for the benefit of its whole-time paid members and of its officers and other employees in such manner and subject to such conditions, as the State Government may specify, such pension or provident funds as it may deem fit.
- (2) Where any such pension or provident fund has been constituted, the State Government may declare that the provisions of the Provident Funds Act, 1925, shall apply to such fund as if it were a Government Provident Fund.

**30. Offences by companies -**

- (1) If the person committing an offence under this Act is a company, every person, who at the time the offence was committed was in charge of, and was responsible to, company for the conduct of the business of the company, as well as the company shall be deemed to be guilty of the offence and shall be liable to be proceeded against and punished accordingly.

Provided that nothing contained in this sub-section shall render any such person liable to any punishment provided in this Act if he proves that the offence was committed without his knowledge or that he exercised all due diligence to prevent the commission of such offence.

- (2) Notwithstanding anything contained in sub-section (1), where an offence under this Act has been committed by a company and it is proved that the offence has been committed with the consent or connivance of, or is attributable to any neglect on the part of, any director, manager secretary or other officer of the company such director, manager, secretary or other officer shall also be deemed to be guilty of that offence and shall be liable to be proceeded against and punished accordingly.

Explanation - for the purposes of this section -

- (a) "company" means a body corporate and includes a firm or other association of individuals; and

(b) "director" in relation to a firm means a partner in the firm.

**32. Composition of offences -**

- (1) Any offence made punishable by or under this Act may either before or after the institution or proceedings, be compounded by the Authority (or any officer authorised by it in that behalf by general or special order), on such terms including any terms as regards payment of a composition fee, as the Authority (or such officer) may think fit.
- (2) Where an offence has been compounded, the offender, if in custody, shall be discharged and no further proceeding shall be taken against him in respect of the offence compounded.

**40. Recovery of moneys due to Authority -**

Any money due to an Authority on account of any fee or charges or from disposal of land, building or any other property, movable or immovable, by way of rent, premium profit or hire purchase instalment, may, without prejudice to the right of recovery provided by or under this Act or any other law for the time being in force, be realised-

- (a) either as arrears of land revenue upon a certificate of the amount due sent by the Authority to the Collector, or
- (b) by attachment and sale of property in the manner provided in section 504, 505, 506, 507, 508, 509, 510, 512, 513 and 514 of the Uttar Pradesh Nagar Mahapalika Adhiniyam, 1959 (2 of 1959); and such provision of the said Adhiniyam shall mutatis mutandis apply to recovery of dues of an authority as they apply to recovery of a tax due to a Nagar Mahapalika, so however, that references in the aforesaid sections of the said Adhiniyam to 'Mukhya Nagar Adhikari', 'Mahapalika' and 'Executive Committee' shall be construed as references to 'Vice-Chairman', 'Development Authority' and 'Chairman' respectively:

Provided that no two or more modes of recovery shall be commenced or continued simultaneously

**504. Presentation of Bill-**(1) As soon as a person becomes liable for the payment of any sum on account of a tax, other than octroi or toll or any similar tax payable upon immediate demand, the Mukhya Nagar Adhikari shall with all convenient speed, cause a bill to be presented to the person so liable.

- (2) Unless otherwise provided by rule, a person shall be deemed to become liable for the payment of every tax and licence fee upon the commencement of the period in respect of which such tax or fee is payable.

**505. Contents of bill -** Every such bill shall specify-

- (a) the period for which and the property, occupation, circumstances or thing in respect of which the sum is claimed and
- (b) the liability or penalty enforceable in default of payment, and
- (c) the time (if any), within an appeal may be preferred as provided in Section 472.

**Borrowed  
section of  
U.P. Nagar  
Mahapalika  
Adhiniyam  
1959**

**506. Notice of demand -**

If the sum for which a bill has been presented as aforesaid is not paid into the office of the Mahapalike, or to a person empowered by a regulation to receive such payments, within fifteen days from the presentation thereof, the Mukhya Nagar Adhikari may cause to be served upon the person liable for the payment of the said sum a notice of demand in the form prescribed by rule.

**507. Issue of Warrant -**

- (1) If the person liable for the payment of the said sum does not, within fifteen days from the services of such notice of demand either -
  - (a) pay the sum demanded in the notice, or
  - (b) show cause to the satisfaction of the Mukhya Nagar Adhikari or of such officer as the Mahapalika by regulation may appoint in this behalf, why he should not pay the same, such sum with all costs of the recovery may be recovered under a warrant caused to be issued by the Mahapalike in the form prescribed by rule, or to like effect, by distress and sale of movable property of the defaulter.
- (2) Every warrant issued under this section shall be signed by the Mukhya Nagar Adhikari or by the officer referred to in clause (b) of sub section (1).

**508. Forcible entry for purpose of executing warrant -**

It shall be lawful for a Mahapalika Officer to whom a warrant issued under Section 507 is addressed, to break open, at any time between sunrise and sunset any outer or inner door or window of a building, in order to make the distress directed in the warrant in the following circumstances and not otherwise.

- (a) if the warrant contains a special order authorising him in this behalf:
- (b) if he has reasonable grounds for believing that the building contains property which is liable to seizure under the warrant, and
- (c) if, after notifying his authority and purpose and duty demanding admittance he cannot otherwise obtain admittance.

Provided that such officer shall not enter or break open the door of an apartment appropriated for women, until he has given any women therein an opportunity to withdraw.

**509. Manner of executing warrant -**

- (1) It shall also be lawful for such officer to distrain, wherever it may be found, any movable property of the person therein named as defaulter, subject to the provisions of sub-sections (2) and (3)
- (2) The following property shall not be distrained :
  - (a) the necessary wearing apparel and bedding of the defaulter his wife and children;
  - (b) the tools of artisans;
  - (c) books of account;
  - (d) when the defaulter is an agriculturist, his implements of husbandry, seed-

grain and such cattle as may be necessary to enable him to earn his livelihood.

- (3) The distress shall not be excessive, that is to say, the property distrained shall be as nearly as possible equal in value to the amount recoverable under the warrant, and if any articles have been distrained which in the opinion of the person authorised under sub-section (2) of Section 507 to sign a warrant, should not have been so distrained they shall forthwith be returned.
- (4) The officer shall on seizing the property forthwith make an inventory thereof, and shall before removing the same give to the person in possession thereof at the time of seizure a written notice in the form prescribed by rule that the said property will be sold as shall be specified in such notice.

**510. Sale of goods under warrant and application of proceeds -**

- (1) When the property seized is subject to speedy and natural decay, or when the expense of keeping it in custody together with the amount to be recovered is likely to exceed its value, the Mukhya Nagar Adhikari or other officer by whom the warrant was signed, shall at once give notice to the person in whose possession the property was seized to the effect that it will be sold at once, and shall sell it accordingly unless the amount named in the warrant be forthwith paid.
- (2) If not sold at once under sub section (1) the property seized or a sufficient portion thereof may, on the expiration of the time specified in the notice served by the officer executing the warrant, be sold by public auction under the orders of the Mahapalika unless the warrant is suspended by the person who signed it or the sum due from the defaulter is paid together with all costs incidental to the notice, warrant of distress and detention of the property.
- (3) The surplus, if any, shall be forthwith credited to the Mahapalika Fund, notice of such credit being given at the same time to the person from whose possession the property was taken, but if the same be claimed by written application made to the Mukhya Nagar Adhikari within one year from the date of the notice, a refund thereof shall be made to such person. Any sum not claimed within one year from the date of such notice shall be the property of the Mahapalika.

**512. Recovery by attachment and sale of defaulter's immovable property -**

In the circumstances mentioned in sub-section (1) of Section 507, the Mukhya Nagar Adhikari or the officer referred to in clause (b) of sub-section (1) of section 507, may in lieu of issuing a warrant for distress and sale of movable property or where such warrant has been issued but the amount recoverable has not been recovered in whole or part issue a warrant for the attachment and sale of the defaulter's immovable property.

**513. Warrant how to be executed in the case of immovable property -**

- (1) When a warrant is issued under Section 512 for the attachment and sale of immovable property, the attachment shall be made by an order prohibiting the defaulter from transferring or charging the property in any way, and all persons from taking any benefit from such transfer or charge, and declaring that the property will be sold unless the amount due with the costs of

recovery, are paid into the mahapalika office within five days.

- (2) Such order shall be proclaimed at some place on or adjacent to the property by beat of drum or other customary mode, and a copy of the order shall be fixed on a conspicuous part of the property and upon conspicuous part of the office of the Mahapalika and also, when the property is land paying revenue to the State Government in the office of the Collector of the district in which the land is situate.
- (3) Any transfer of a charge on the property attached or of any interest therein made without the written permission of the Mukhya Adhikari shall be void as against all claims of the Mahapalika enforceable under the attachment.

**514. Sale of immovable property -**

- (1) If the amount due is not paid within the period stated in sub-section (1) of Section 513 the immovable property or a sufficient portion thereof may be sold by public auction by order of the Mukhya Nagar Adhikari unless the warrant is suspended by him, or the sum due and the cost of recovery are paid by the defaulter and the Mukhya Nagar Adhikari shall apply the proceeds or such part thereof as shall be requisite in discharge of the sum due and of the costs of recovery.
- (2) The surplus, if any, shall be forthwith credited to the Mahapalika Fund, but if the same be claimed by written application to the Mukhya Nagar Adhikari within six months from the date of the sale, a refund thereof shall be made to the defaulter and any surplus not claimed within six months as aforesaid shall be the property of the Mahapalika.
- (3) Where the sum due and the costs of recovery are paid by the defaulter before a sale is effected, the attachment of immovable property shall be deemed to have been removed.
- (4) Sales of immovable property under this section shall be held in the manner laid down in the rules.
- (5) After sale of the immovable property as aforesaid, the Mukhya Nagar Adhikari shall put the person declared to be the purchaser in possession of the same and shall grant him a certificate to the effect that he has purchased the property to which the certificate refers.
- (6) It shall be lawful for the Mukhya Nagar Adhikari on behalf of the Mahapalika to offer a nominal bid in the case of any immovable property put up for sale, provided the previous approval of the Executive Committee is obtained to such bidding.
- (7) The Mukhya Nagar Adhikari may direct the removal from the immovable property by any police officer of any person who obstructs him in any action taken in pursuance of sub-section (5) and may also use such force as is reasonably necessary to effect entry on the said property.

**Borrowed  
Section of U.P.  
Urban Planning  
and  
Development  
Act - 1973**

**41. Control by State Government -**

- (1) The (Authority, the Chairmen or the vice-Chairman) shall carry out such directions as may be issued to it from time to time by the State Government for the efficient administration of this Act.
- (2) If in, or in connection with the exercise of its powers and discharge of its functions by the (Authority, the Chairman or the Vice-Chairman) under this

Act any dispute arises between the (Authority, the Chairman of the Vice-Chairman) and the State Government the decision of the State Government on such dispute shall be final.

- (3) The State Government may, at any time, either on its own motion or an application made to it in this behalf, call for the records of any case disposed of or order passed by the Authority or the Chairman for the purpose of satisfying itself as to the legality or propriety of any order passed or direction issued and may pass such order or issue such direction in relation thereto as it may thin fit.

Provided that the State Government shall not pass on order prejudicial to any person without affording such person a reasonable opportunity of being heard.

- (4) Every order of the State Government made in exercise of the powers conferred by this Act shall be final and shall not be called in question in any court.

**42. Returns and inspections -**

- (1) The Authority shall furnish to the State Government such reports, returns and other information as that Government may from time to time require.
- (2) Without prejudice to the provisions of sub-section (1) the State Government or any officers authorised by the State Government in that behalf, may call reports return and other information form the Authority or the local authority concerned in regard to the implementation of the master plan.
- (3) Any person authorised by the State Government or the officer referred to in sub-section (2) may enter into or upon any land with or without assistants or workmen for ascertaining whether the provisions of the master plan are being or have been implemented, or whether the development is being or has been carried out in accordance with such plan.
- (4) No such entry, shall be made except between the hours of sunrise and sunset and without giving reasonable notice to the occupier, or if there be no occupier to the owner of the land or building.

**43. Service of notices, etc. -**

- (1) All notices, orders and other documents required by this Act or any rule regulation made there under to be served upon any person shall save as otherwise provided in this Act or such rule or regulation be deemed to be duly served -
- (a) Where the person to be served is a company, if the document is addressed to the secretary of the company as its registered office at its principal office or place of business and is either
- (i) sent by registered post, or
- (ii) delivered at the registered office or at the principal office or place of business of the company.
- (b) where the person to be served is a firm, if the document is addressed to the firm at its principal place of business, indentifying it by the name or style under which its business is carried on and is either -

- (i) sent by registered post, or
  - (ii) delivered at the said place of business.
- (c) Where the person to be served is a public body or a corporation or society or other body, if the document is addressed to the secretary, treasurer or other chief officer of the body, corporation or society at its principal office, and is either -
- (i) sent by registered post, or
  - (ii) delivered at that office.
- (d) in any other case, if the document is addressed to the person to be served and -
- (i) is given or tendered to him, or
  - (ii) if such person cannot be found, is affixed on some conspicuous part of his last known place of residence or business, if within the development area or is given or tendered to some adult member of his family or is affixed on some conspicuous part of land or building to which it relates, or
  - (iii) is sent by registered post to that person.
- (2) Any document which is required or authorised to be served on the owner or occupier of any land or building may be addressed "the owner" or "the occupier", as the case may be, of that land or building (naming that land or building) without further name or description, and shall be deemed to be duly served -
- (a) If the document so addressed is sent or delivered in accordance with clause (d) of sub section (1), or
  - (b) If the document so addressed or a copy thereof so addressed, is delivered to some person on the land or building or, where there is no person on the land or building to whom it can be delivered, affixed to some conspicuous parts of the land or building.
- (3) Where a document is served on a firm in accordance with clause (b) of sub-section (1) the document shall be deemed to be served on each partner of that firm.
- (4) For the purpose of enabling any document to be served on the owner of any property the secretary to the Authority may by notice in writing require the occupier (if any of the property) to state the name and address of the owner thereof).
- (5) Where the person on whom a document is to be served is a minor, the service upon his guardian or any adult member of his family shall be deemed to be service upon the minor.
- (6) A servant is not a member of the family within the meaning of this section.

**44. Public notice how to be made known -**

Every public notice given under this Act shall be in writing over the signature of the Secretary to the Authority and shall be widely made known in the locality to be

affected thereby affixing copies thereof in conspicuous public places within the said locality, or by publishing the same by beat of drum or by advertisement in a newspaper having circulation in the locality or by two or more of these means, and by any other means that secretary may thin fit.

**45. Notice etc., to fix reasonable time -**

Where any notice, order or other document issued or made under this Act or any rule or regulation made thereunder requires anything to be done for the doing of which no time is fixed in this Act or regulation, the notice, order or other document shall specify a reasonable time for doing the same.

**46. Authentication of orders and documents of Authority -**

All permission, orders, decisions, notices and other documents of the Authority shall be authenticated by the signature of the secretary to the Authority or any other officer authorised by the Authority in that behalf.

**47. Members and Officers to be public servants -**

Every member and every officer and other employee of the Authority shall be deemed to be a public servant within the meaning of Section 21 of the Indian Penal Code.

**49. Sanction of prosecution -**

No prosecution for any offence punishable under this Act shall be instituted except with the previous sanction of the Vice Chairman of the Authority or any officer authorised by him in that behalf.

**50. Protection of action taken in good faith -**

No suit, prosecution or other legal proceeding shall lie against any person for anything which is in good faith done or intended to be done under this Act or any rule or regulation made thereunder.

**51. Power to delegate -**

- (1) The State Government may by general or special order, direct that any power exercisable by it under this Act except the power to make rules, may also be exercised by such officers in such cases and subject to such conditions, if any, as may be specified therein.
- (2) The Authority may, by general or special order direct that any power exercisable by it under this Act except the power to make regulations or bye-laws, may also be exercised by such officer or local authority, in such cases and subject to such conditions, if any as may be specified therein.
- (3) The Vice Chairman of the Authority may by general or special order direct that any power exercisable by him under the Act may also be exercised by such officer of the Authority in such cases and subject to such conditions, if any, as may be specified therein.

**53. Exemption -**

Notwithstanding anything contained in this Act the State Government may by notification in the Gazette exempt, subject to such conditions and restrictions, if any, as may be specified in such notification any land or building or class of lands

or building or buildings from all or any of the provisions of this Act or rules or regulations made thereunder.

**58. Dissolution of Authority -**

- (1) Where the State Government is satisfied that the purposes for which the Authority was established under this Act have been substantially achieved so as to render the continued existence of the Authority in the opinion of the State Government unnecessary, that Government may by notification in the Gazette declare that the authority shall be dissolved with effect from such date as may be specified in that notification and the Authority shall be deemed to be dissolved accordingly.
- (2) **From the said date -**
- (a) all properties, funds and dues which are vested in, or realisable by the Authority shall vest in or be reliable by the State Government;
  - (b) all nazul lands placed at the disposal of the Authority shall revert to the State Government;
  - (c) all liabilities which are enforceable against the Authority shall be enforceable against the State Government; and
  - (d) for the purpose of carrying out any development which has not been duly carried out by the Authority and for the purpose of realising properties, funds and dues referred to in clause (a) the functions of the Authority shall be discharged by the State Government.

**No. 1520(2) XVII-V-I (KA)-24-1991**

**Dated Lucknow August 21,1991**

In pursuance of the provisions of clause(3) of Article 348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of the Uttar Pradesh Audyogik Kshetra Vikas (Sandesh Nivaran Aur Vadhikaran) Adhinyam, 1991 (Uttar Pradesh Adhinyam Sankhya 27 of 1991) as passed by the Uttar Pradesh Legislature and assented to by the Governor on August 20,1991.

**The Uttar Pradesh Industrial Area Development  
(Removal of doubts and validation Act, 1991)**

**(As passed by Uttar Pradesh Legislature)**

**(U.P. Act No. 27 of 1991)**

**AN**

**ACT**

To provide for the removal of doubts in respect of certain provision of the Uttar Pradesh Industrial Area Development Act, 1976 and to validate certain acts and proceedings there under.

**IT IS HEREBY** enacted in the Forty-second Year of the Republic of India as follows :-

**Short title and  
commencement**

1. (1) This Act may be called the Uttar Pradesh Industrial Area Development (Removal of Doubts and Validation Act 1991.
- (2) Section 2, 3 and 4 shall be deemed to have come into force on July 19, 1991 and the remaining provisions shall come into force at once.
2. For the removal of doubts it hereby declared that the Removal provisions of clause (d) of section 2 of the Uttar Pradesh of doubts Industrial Area Development Act 1976, herein after referred to as the principal Act empower and shall be deemed always to have empowered, the State Government to declare any area as industrial development area.
3. The area specified in the respective Schedule to Validation Government's notifications on :-
  - (a) 8452 Bha. U. XVIII-11-223 BhA-88 Dated November 30, 1989;
  - (b) 8425(1) B.U. XVIII-11-233 BhA-88, Dated November 30, 1989; and
  - (c) 7436-Bha. U. XVIII-11-107-BhA-85, Dated January 28, 1991

shall be deemed to be, and always to have been, declared by the State Government as industrial development areas under clause (d) of section 2 of the principal Act and the said notification shall be, and be deemed always to have been valid and lawful as if the provisions of this Act were in force at all material times.

4. The provisions of this Act shall have effect not with standing anything to the contained in any judgement, decree or order of any Court or authority.

**U.P.  
Ordinance  
no, 33 of**

5. (1) The Uttar Pradesh Industrial Area Development (Removal of Doubts and Validation) Ordinance, 1991, is hereby repealed.
- (2) Not with standing such repeal, anything done or any action taken under the Ordinance referred join sub-section(1) shall be deemed to have been done or taken under this Act as if the provisions of this Act were in force at all material times.

**noida**

**NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY  
Main Administrative Building, Sector - 6, Noida,  
Gautam Budh Nagar - 201 301**

Annexure 2 Policies and Procedures for Commercial Property  
Management in NOIDA

**NOIDA**  
**THE POLICIES & PROCEDURES**  
**FOR**  
**COMMERCIAL PROPERTY MANAGEMENT**  
**OCTOBER, 2002**

**(THESE GUIDELINES, CHARGES AND TERMS & CONDITIONS ARE  
ONLY INDICATIVE AND AS PREVAILING & ARE SUBJECT TO  
AMENDMENT/MODIFICATION/ ALTERATION  
WITHOUT ANY NOTICE)**

## COMMERCIAL PROPERTIES

There are three types of commercial properties sold by NOIDA.

1. Built up shops
2. Actual users plots
3. Builders plots

### **A. PROCEDURE FOR ALLOTMENT**

Commercial properties are allotted on sealed tender basis.

### **B. WHO CAN TENDER**

1. Any person, a registered partnership firm, Pvt./Public Ltd. Company may submit tender for one or more than one plots/built up shops. A separate application shall be required to be submitted for each plot/built up shop.

In case of partnership firm, all partners are required to sign the tender form. In case of Pvt./Public Ltd. Company, the board resolution authorising the applicant to sign on behalf of the Company.

In case of Partnership firm, a certified copy of partnership deed along with certificate issued by Registrar of Firms shall also be required with the tender form. In case of Pvt./Public Ltd. Company, a list of directors and share holders indicating the number of shares issued duly certified by Chartered Accountant and a certified copy of Memorandum & Articles of Association shall be required with tender form. In case of Public Ltd. Company listed with recognised Stock Exchange, list of share holders shall not be required.

2. Incomplete tender shall be summarily rejected.
3. Any change in the name of the intending tenderer will not be allowed under any circumstances.
4. The tenderer should be competent to submit the tender and enter into contract in law.

### **B(1). HOW TO APPLY**

The tenderer may submit tender form duly filled in alongwith separate demand drafts of requisite non-refundable & non-adjustable processing fee and earnest money as applicable and other required documents in the tender box available in the office of Commercial Department are to be submitted during the period of the scheme.

### **C MODE OF ALLOTMENT**

- i) The sealed tenders are opened by the constituted committee on the prescribed date and time in the presence of tenderers.
- ii) The Chief Executive Officer or any other officer authorised in this behalf reserves the right to reject any tender including the highest tender without assigning any reason.

- iii) The Chief Executive Officer reserves the right to make such addition, alterations or modification in the terms and conditions of tender/allotment from time to time as he may consider just and expedient.
- iv) In case of any clarification or interpretation regarding the terms and conditions of tender, the decision of the Chief Executive Officer of the Authority will be final and binding on the applicant/allottee.
- v) If due to any "FORCE MAJEURE" or circumstances, beyond Authority's control, the Authority is unable to make allotment or deliver possession of allotted plot, entire earnest money and the deposits depending on state of allotment shall be refunded without interest.
- vi) Tenderer is informed about acceptance of tender in writing through allotment letter.
- vii) In case more than one tender of same amount is received against the plot/shop, fresh tenders shall be invited from the tenderer by the committee.
- viii) Allottees/Lessees/Sub-lessees/Transferee after 15.06.2001, are not eligible for any preferential allotment of residential plot/house under various schemes of the Authority. However, this condition shall not apply in the case of transfer in blood relation.
- ix) The allotment is made on "As Is Where Is" basis. In case of variation in the dimensions shown in the brochure and at the site, allottee will accept the variation and in case of increased/decreased in the plot area, payment shall be adjusted/demanded as proportionate to tender rate.

**D. MODE OF PAYMENT**

**FOR SHOPS**

- i) After acceptance of the tender by the Chief Executive Officer, NOIDA, or any officer authorised by the Chief Executive Officer, NOIDA, tenderer will be informed of such acceptance in writing through allotment letter and he shall pay 20% of the premium through bank draft, drawn in favour of "NOIDA" and payable at NOIDA/Delhi/New Delhi within 30 days thereof. If 20% amount is not paid within prescribed 30 days, the earnest money will be forfeited. No extension of time shall be granted for deposit of this amount under any circumstances.
- ii) Balance 80% of the premium will be deposited by the allottee in 16 equal half yearly instalments alongwith interest @ 14% p.a. or as amended by the Authority from time to time on outstanding premium compounded half yearly. First such instalment will fall due within six months from the date of allotment. The allottee shall be required to deposit the instalment and interest on or before the given date. No challan shall be issued for payment of instalment and interest. If the allottee fails to pay instalments within due dates, allotment will be cancelled and amount equivalent to 30% of premium will be forfeited in favour of the Authority. However, in exceptional circumstances, extension for deposit of instalment/interest will be granted at the sole discretion of Chief Executive Officer or any other officer authorised by him but it will be subject to payment of interest @ 17% p.a. or as amended by the Authority from time to time compounded every half yearly on defaulted amount for delayed period.

## **FOR PLOTS**

- i) After acceptance of the tender by the Chief Executive Officer, NOIDA, or any officer authorised by the Chief Executive Officer, NOIDA, tenderer will be informed of such acceptance in writing through allotment letter and he shall pay 25% of the premium through bank draft, drawn in favour of "NOIDA" and payable at NOIDA/Delhi/New Delhi within 30 days thereof. If 25% amount is not paid within prescribed 30 days, the earnest money will be forfeited. No extension of time shall be granted for deposit of this amount under any circumstances.
- ii) Balance 75% of the premium will be deposited by the allottee in 16 equal half yearly instalments/ as per brochure of the scheme alongwith interest @ 14% p.a. or as amended by the Authority from time to time on outstanding premium compounded half yearly. First such instalment will fall due within six months from the date of allotment. The allottee shall be required to deposit the instalment and interest on or before the given date. No challan shall be issued for payment of instalment and interest. If the allottee fails to pay instalments within due dates, allotment will be cancelled and amount equivalent to 30% of premium will be forfeited in favour of the Authority. However, in exceptional circumstances, extension for deposit of instalment/interest will be granted at the sole discretion of Chief Executive Officer or any other officer authorised by him but it will be subject to payment of interest @ 17% p.a. or as amended by the Authority from time to time compounded every half yearly on defaulted amount for delayed period.

- NOTE:** (1) The above payment plan could differ in the cases of allotment of builders plot. Notwithstanding any request of allottee/lessee, the payment made by him shall first be adjusted towards the interest due, if any, and thereafter the balance shall be adjusted towards the annual lease rent/instalment due.
- (2) The above rate of interest is applicable in the schemes announced after September 2002. However, the rate of interest in other cases shall continue to apply as per terms of allotment tender/lease deed.

## **E. EXECUTION OF LEASE DEED**

The successful tenderer/allottee will have to execute lease deed and take over possession of the plot/shop within 120 days from the date of allotment after completing of formalities as indicated in the allotment letter and check list. In case of allottee's failure to do so within the above stipulated period, the allotment of plot will be cancelled & the money deposited shall be forfeited as per terms and conditions of the allotment/ brochure of the scheme . The interest and other penalties, if deposited, shall also be forfeited. However, in exceptional circumstances the extension for execution of lease deed may be permitted. But these extension will be subject to payment of penalty @ 5% of total premium annually which will be calculated on day to day basis. After execution of lease deed, allottee will take over the possession of plot within 15 days from the concerned project engineer. The date of execution lease deed shall be as the date of handed over of actual physical position, notwithstanding any other claim. The cost and expenses of preparation, stamping, and registering the lease deed and its copies and all other incidental expenses shall be paid by the allottee.

F. PERIOD OF LEASE

The allotment of plot is made on lease hold basis for a period of 90 years from the date of lease deed.

G. IMPLEMENTATION OF PROJECT

In case of plot, the lessee shall construct the building within three years from the date of possession and submit the sufficient documents to the Authority in proof thereof. However, further extension in exceptional cases on satisfaction of Chief Executive Officer or his authorised officer, can be granted on payment of extension charges as applicable at the time of grant of such extension. In case of built of shops the lessee shall have to implement the project within a period of 2 years from the date of possession and the conditions stated above shall also apply. The period for implementation of project can vary in the case of builders plot which would be applicable as per terms and conditions mentioned in the brochure of the respective schemes.

G(1). GROUND RENT / LEASE RENT

In addition to tendered amount, the allottee/lessee shall have to pay yearly ground rent/lease rent in advance in the manner indicated below:-

- (A) The ground/lease rent shall be charged @ 2.5% p.a. of the total premium of the plot for the first 10 years from the stipulated date of execution of lease deed.
- (B) The ground rent / lease rent in the cases of builders plot shall be charged @ Re 1/- per sqm. per year for first three years from the stipulated date of execution of lease deed and 2.5% per annum for rest of the seven years of first ten years.
- (C) The ground/lease rent shall be charged @ 1% p.a. of the total premium of the shop for the first 10 years from the stipulated date of execution of lease deed.
- (D) The ground rent/lease rent of the plot and built up shop shall be enhanced after expiry of every 10 years from the stipulated date of execution of lease deed. This enhancement will be 50% of lease rent/ ground rent last thus fixed.

**OR**

The lessee has the option to pay 11 years lease rent @ 2.5% p.a. for the plot and @ 1% for built-up shops, of the total premium as **ONE TIME LEASE RENT**. Thereafter no lease rent shall be payable for the entire period of lease.

G(2). TRANSFER OF COMMERCIAL PROPERTY (IES)

1. The cases, where cancellation has been effected, are not eligible for transfer.
2. Only bonafide allottee/lessees/transferees/sub-lessee are eligible to transfer commercial property allotted/ transferred to them.
3. Application for transfer should come on prescribed application form available in Dena Bank, Sector-19, Noida against cash payment of Rs. 100/-.

4. The transfer application form should be duly filled in alongwith the NOC's from various department i.e. PE(Jal), AO(Comm.). (all original documents i.e allotment letter, possession letter as well as subsequent legal documents are required to be submitted alongwith transfer application form).
5. Transfer application should be accompanied with a bank draft of Rs 1,000/- towards transfer processing fee in favour of "NOIDA" payable at New Delhi/Delhi/Noida.
6. Photograph, Signature of Transferor(s)/Transferee(s) must be attested by the Banker(s) on the application form itself. In case of companies, certified copy of Resolution of Board of Directors authorising the signatory for moving the transfer application should also be submitted with application along with passport size latest photograph duly attested by Banker/Gazetted Officer for both Transferor(s)/Transferee(s).
7. Both Transferor and Transferee must be competent to contract in law on the date of transfer application.
8. That the lessee may be entitled to sell, transfer, assign the property after payment of upto date instalment(s), interest and lease rent. The Chief Executive Officer NOIDA or any authorised officer may grant such permission as per prevailing policy of the Lessor. However, the Lessor reserves the right to reject any transfer application without assigning any reason whatsoever. The lessee will also be required to pay the transfer charges as per policy.

The transferee undertakes to put to use the plot/shop for the original permissible use only.

The lessee, shall pay transfer charges prevailing at the time of transfer. All the terms and conditions of allotment, transfer permission and lease deed/brochure shall be applicable.

The transfer charges shall be as per policy prevailing on the date of transfer application. However, at present the rate of transfer charges as follows :-

Upto first five years Rs. 1500/- per Sq.mt. Or 10% of the premium whichever is higher.  
For sixth year Rs. 1700/- per Sq.mt. Or 10% of the premium whichever is higher.  
For seventh year Rs. 1900/- per Sq.mt. Or 10% of the premium whichever is higher.  
For eighth year Rs. 2100/- per Sq.mt. Or 10% of the premium whichever is higher.  
For ninth year Rs. 2300/- per Sq.mt. Or 10% of the premium whichever is higher.  
For tenth year Rs. 2500/- per Sq.mt. Or 10% of the premium whichever is higher.  
For eleventh year Rs. 2600/- per Sq.mt. Or 10% of the premium whichever is higher.  
For twelfth year Rs. 2700/- per Sq.mt. Or 10% of the premium whichever is higher.  
For thirteenth year Rs. 2800/- per Sq.mt. Or 10% of the premium whichever is higher.  
For fourteenth year Rs. 2900/- per Sq.mt. Or 10% of the premium whichever is higher.  
For fifteenth year Rs. 3000/- per Sq.mt. Or 10% of the premium whichever is higher.  
For sixteenth year Rs. 3300/- per Sq.mt. Or 10% of the premium whichever is higher.  
For seventeenth year Rs. 3630/- per Sq.mt. Or 10% of the premium whichever is higher.

Thereafter, the transfer charges shall be applicable with an annual increase of 10% of the transfer charges last thus fixed, provided further that the rate of transfer charges may be modified by Chief Executive Officer, NOIDA or any officer authorised by Chief Executive Officer from time to time and the same shall be binding on the lessee/sub-lessee.

11. Transferor and transferee should severally and/or jointly satisfy themselves about the overdues/dues position from the Accounts Officer (Commercial) of the Authority.
12. Once transfer is approved and Transfer Memorandum is issued, all the assets and or liabilities against the commercial property(ies) would pass on the transferee.
13. Lease rent will be charged @ prevailing at the time of transfer subject to enhancement as envisaged in lease deed/transfer deed/transfer memorandum. However, delayed payment in this regard are subject to payment of interest as per rules of the Authority prevailing from time to time.
14. In case of transfer of even partial rights of the minor, orders of the District Judge are required regarding the protection of interest of Minor.
15. Transfer of commercial properties by original allottee/transferee in blood relation i.e. in favour of father/mother/husband/wife/son/daughter and vise-versa would be allowed without charges, subject to payment of transfer processing fee of Rs. 1,000/-.
16. Transfer charges once deposited will not be refunded/adjusted even in case transfer does not materialise due to dispute between the parties/or withdrawal of transfer application by the transferor with the consent of transferee(s).
17. The transfer of commercial property is an Act between the Transferor(s) and Transferee(s) and as such any liens claims damages compensation adverse court orders etc. arising thereof subsequently would be the sole liability of transferee(s) and Noida would remain indemnified against the same.
18. Transferor and Transferee would execute and register the Transfer Deed within 90 days from the date of Transfer Memorandum. In case the possession of property is given after execution of HPTA than allottee is to revoke the HPTA and proposed transferee shall execute lease deed. In case of failure to execute the transfer deed or lease deed as the case may be, penalty shall be charged as per terms and conditions of allotment/transfer memorandum.

**G(3). TRANSFER OF PLOT/BUILDING THEREON**

In case of builders plot, no transfer charges shall be applicable if built up space of commercial plot is transferred during the 2 years from the date of completion. In case of other commercial plots, no transfer charges shall be payable, if part built up space is transferred within a stipulated time of construction. The lessee will be permitted to transfer built-up space on the fulfilment of the following conditions:-

- (A) The lessee has made full payment of the plot premium, interest, lease rent for the entire period of lease as it is realisable in terms of policy of the lessor in this regard and interest, if any, due thereon.
- (B) The lease deed has been executed.
- (C) The lessee has obtained building completion certificate.
- (D) The sub-lessee undertakes to put to use the premises for the original permissible use only.

The lessee, shall also execute a sub-lease deed between lessor, lessee and proposed transferee (Sub-lessee). The lessee/sub-lessee shall also ensure adherence to the building regulations and directions. All the terms and conditions of allotment and lease deed shall be applicable and binding on sub-lessee.

Thereafter transfer charges shall be payable period on pro-rata basis as applicable. The purchaser shall also require to pay pro-rata lease rent as applicable. The sub-lessee shall be required to make the built up space functional within one year from the date of sub-lease and submit sufficient documents to the Authority in proof thereof. Thereafter extension charges shall be payable, as applicable. Rest of the terms will be as mentioned in para G(1).

**G(4). TRANSFER OF COMMERCIAL PROPERTY ON POWER OF ATTORNEY BASIS**

Commercial properties are allowed to be transferred on power of attorney basis with the following conditions:-

- i) Transfer application for containing details terms and conditions for transfer of commercial properties through power of attorney holder of the allottee shall be available from Bank against cash payment of Rs. 100/- . Allottees can apply for transfer through these forms.
- ii) Transfer application received on the basis of certified copy of Registered power of attorney only shall be entertained.
- iii) It shall be the sole responsibility of intending transferee to ensure authenticity and validity of such power of attorney.
- iv) The power of attorney holder shall be required to submit affidavit on the prescribed performa in support of authenticity and validity of power attorney. The intending purchaser shall also submit an indemnity bond on prescribed performa in support thereof.  
In addition original allotment letter/possession certificate/legal documents i.e. licence agreement/HPTA/Lease Deed/Transfer deed for the property under transfer, shall also be required along with the transfer application.  
  
These documents shall be returned to transferee alongwith permission for transfer, if granted, under registered post or in person.
- v) Certified copy of an Agreement to sell duly registered or notarised shall also be required in favour of intending transferee.
- vi) Transfer charges shall be one and half times (1.50) of the normal transfer charges for first agreement to sell. Thereafter transfer charges shall be increased @ 50% of the normal transfer charges for every subsequent agreement to sell.
- vii) On grant of transfer permission transferee shall be required to execute Lease Deed/Transfer Deed as the case may be.

**LEVEL OF DECISION & TIME LIKELY TO BE TAKEN:**

- i) The transfer request would be decided at the level of General Manager.

- ii) The approval of transfer in principle/rejection would be communicated within 7 days of receipt of application form duly filled in and complete in all respects.

**H. RENTING OF COMMERCIAL PREMISES**

Allottees of commercial properties are not required to take prior permission for renting out the premises for the same prescribed use for which that property is allotted.

**I. CHANGE IN CONSTITUTION**

**Change From Proprietorship To Partnership**

1. The application for change in constitution from proprietorship to partnership, Pvt. Ltd. company, Public Ltd. Co. or vice versa should come from the original lessee(s)/allottee(s)/transferor(s).
2. The application should invariably be accompanied by the NOC from term lending institution in case the commercial property is mortgaged.

**For Changes From Proprietorship To Partnership**

- i) Certified copy of the Partnership Deed.
- ii) Form 'B' regarding registration of firm or any other document to this effect issued by the Registrar
- iii) Form 'A' showing statement regarding name of Partners, or any other document to this effect issued by the Registrar of firms of respective State.
- iv) Notarised affidavit stating the relationship of the incoming partners with the original allottee/Transferee. (In case exemption from payment of CIC charges is sought).

**For Changes Within Partnership**

- i) Dissolution deed, New Partnership deed, Retirement-cum-Partnership deed of the firm.
- ii) Form 'C' & revised Form 'A' issued by Registrar of firm or any other document to this effect issued by the Registrar of firms of respective State.
- iii) Notarised affidavit stating the relationship of the incoming partners with the original allottee/transferee. (In case exemption from payment of CIC charges is sought.)

**For changes within Pvt. Ltd. company/Public Ltd. company**

- i) Certified list of shareholder with share holding duly certified by Chartered Accountant.
- ii) List of Directors duly certified by Chartered Accountant alongwith Form 31 duly received by R.O.C.
- iii) Board Resolution duly certified by the Chairman of meeting/CA.
- iv) Notarised affidavit stating the relationship of the incoming shareholder with the original allottee(s)/Transferee(s). (In case exemption from payment of CIC charges is sought.)

**Change from Proprietorship/Partnership to Pvt./Public Ltd. company**

- i) Memorandum and Article of Association (certified copy).

- ii) Certified copy of Certificate of Incorporation issued by Registrar of respective State.
  - iii) Certified list of Board of Directors and certified list of shareholders showing number of shares and their value alongwith their addresses duly certified by Chartered Accountant.
  - iv) Duly certified Resolution of Board of Directors regarding taking over the industrial property by the Company from Proprietor/Partners. Also the resolution in favour of person authorised by the Board of Director of the Company to correspond with the Authority.
  - v) Notarised affidavit duly sworn and attested regarding the relationship of the shareholders with the original allottee(s) (in case exemption from payment of CIC charges is sought).
  - vi) In case of Public Ltd. Co. certified copy Commencement of Business certificate issued by Registrar of Companies is also to be submitted.
3. Charges for change in constitution are in proportion of shares transferred. However, no charges are leviable in case incoming partner, or shareholder(s) are within blood relation i.e. father/ mother, husband/wife, son/daughter and vice-versa of the original allottee(s)/transferee(s). However, the original allottee(s) will maintain minimum of 25% shareholding in the company/firm for a minimum period of 3 years.
  4. No CIC charges are applicable for 100% transfer of shareholding within blood relation i.e. father/ mother, husband/wife, son/daughter and vice-versa of the original allottee(s)/transferee(s). However, processing fee of Rs.1,000/- is payable alongwith request for the same.
  5. Change in constitution at any time would be considered with respect to original allottee(s)/transferee(s) only. It is mandatory for the original allottee(s)/transferee(s) to retain minimum of 25% shareholding in that company/firm in whose favour the change in constitution is sought.
  6. If due to change in constitution, there is no change in legal entity of the lessee, fresh legal documentation would not be insisted upon. However, if the allottee/transferee themselves needs fresh documentation, they may do so at their own level. In case the property is acquired by way of transfer, and/or legal entity is changed by way of change in constitution, they would be required to execute the transfer deed. All expenses on account of legal documentation would be borne by the allottee(s)/transferee(s).
  7. No CIC charges are levied if the CIC is in favour of Public Ltd. Co. then there would be a minimum requirement of shareholding with the original allottee(s)/transferee(s) and any subsequent change in shareholding would be without charges.
  8. In case only name of incorporated company is changed and a certificate is issued in respect of the same by R.O.C. then no CIC charges will be leviable. However, supplementary deed may be executed and duly registered for this change in name.
  9. In case the allottee/transferee is a incorporated company and subsequently a partnership firm or another incorporated company is formed with the original incorporated company as a partner/shareholder then the CIC charges would be applicable on the percentage of shareholding not held by original allottee(s)/ transferee(s), company. In case other partner(s)/shareholder(s) are the shareholders of the original company then no CIC charges would be leviable.

010. In case where 100% CIC charges are levied, such cases would be treated at par with transfer cases.
11. CIC charges wherever applicable are levied on the extent of shareholding held by other than the original allottee(s)/transferee(s). CIC charges payable as above are equivalent to transfer charges as stated in para A(9).
12. No CIC charges would be levied in case an original partner(s)/shareholder(s) withdraws from the partnership firm/incorporated Company.

**Level of decision & time likely to be taken:**

- i) The decision of change in constitution will be taken at the level of General Manager.
- ii) The decision of approval in principle or rejection will be communicated within 7 days after the receipt of request complete in all respects.

**J. FUNCTIONAL OF COMMERCIAL PROPERTIES AND CHARGES THEREON**

The allottee of commercial properties are required to make their establishment functional as per terms and conditions of the allotment. Prior to 1990, the period allowed for functional ranges from one month to six month thereafter penalty of Rs. 5/- per day is leviable. Earlier there was no mention in the terms of allotment/lease deed regarding the documents required for declaring a commercial establishment function. As per order of the then Chairman and Chief Executive Officer dated 21.12.91 the allottee/lessee/sub-lessee/transferee was require to submit the following documents for declaration of a commercial establishment functional.

1. An Affidavit duly notarised on a stamp paper of Rs. 10/- declaring the date of commercial establishment functional.

**Attested copy of one of the following documents**

2. Electric Meter Sealing Certificate issued by UPSEB.
3. Sales Tax Registration Certificate.
4. A certificate from MLA/MP/Gazetted Officer/Bank Manager certifying the commercial establishment functional.

As per decision taken in the 75th Authority Meeting held on 14.10.93, the time upto 31.03.94 was given without penalty for making the commercial establishment functional failing which penalty shall be payable as per terms and conditions of allotment. As per decision taken in 95th Authority Meeting held on 16.12.98 and office order dated 16.01.99, following time was allowed for making the unit functional:-

- |    |  |         |
|----|--|---------|
| 1. | Stipulated time period for functioning on built up premises                  | 2 years |
| 2. | Stipulated time period for construction of building and functioning on plots | 3 years |

After expiry of above period extension charges shall be payable as per prevailing policy, however, at present the rates are as under:-

- |    |                                      |   |   |
|----|--------------------------------------|---|---|
| 1. | First year                           | - | 5% of the total allotment cost of plot/shop   |
| 2. | Second year                          | - | 7.5% of the total allotment cost of plot/shop |
| 3. | Third year                           | - | 10% of the total allotment cost of plot/shop  |
| 4. | Fourth year                          | - | 15% of the total allotment cost of plot/shop  |
| 5. | Fifth year and thereafter every year | - | 20% of the total allotment cost of plot/shop  |

The above policy is applicable w.e.f. 8.12.98. Those allottees who have already deposited extension charges as per then prevailing policy shall not be effected. Extension permission as per above can be granted for minimum one month period. Extension charges as per above shall be applicable after expiry of the stipulated period as stated above or 31.3.94, whichever is later.

In continuation of above policy for grant of extension to commercial allottees, the following shall also be applicable as per office order dated 20.03.99 and 27.06.2001:-

1. As per terms & conditions of allotment, if the rate of extension charges for non construction of premises/making the unit functional is lower than the rate applicable as per office order dt. 16.01.99, then extension charges shall be levied as per terms & conditions of allotment till 8.12.98 and thereafter extension charges shall be levied as per the rate of office order dated 16.01.99. If the terms and conditions are silent about extension charges for delay in construction of premises/ making the unit functional, then extension charges shall be levied as per office order dated 16.01.99.
2. In case of transfer of Commercial plot/premises, transferee shall get one year period for construction of premises/making the unit functional without payment of extension charges. Thereafter, extension charges shall be applicable as per office order dated 16.01.99, considering the expiry of one year period from the date of transfer memorandum. The free period of one year in transfer cases shall be allowed both in functional and non-functional cases. However in non-functional cases the transferor shall be required to pay upto date extension charges till the date of transfer.
3. In case of property declared functional and transferred within blood relation i.e. father/mother, husband/wife, son/daughter, the transferee shall not again require to submit documents with regards to functionality of property and the property shall deemed to be functional in favour of transferee w.e.f. the date of issue of transfer memorandum.

As per the prevailing policy the commercial unit on submission of the following certified documents would be declared functional:-

1. An Affidavit duly notarised on a stamp paper of Rs. 10/- declaring the date of commercial establishment functional (in original).
2. Electric Meter Sealing Certificate issued by UPSEB and electric consumption bill.  
Telephone bill  
OR  
Sales Tax Registration Certificate.  
OR  
Registration Certificate under Shop Establishment Act.

Out of the above documents, certified copies of Electric Meter Sealing Certificate issued by UPSEB and electric consumption bills, are compulsory for declaring a commercial unit functional. Sales Tax Registration Certificate/ Registration Certificate under Shop Establishment Act, whichever is earlier, shall be considered the date of function of a commercial establishment.

**LEVEL OF DECISION & TIME LIKELY TO BE TAKEN:**

- i) The decision will be taken by Asstt. General Manager.
- ii) The decision of approval/rejection will be communicated within 7 days of receipt of application.

**K. MORTGAGE**

Allottee of commercial plot/shops can mortgage the property after making full and final payment and upto date lease rent. The property can also be offered the allotted plot/shop as collateral security once full and final payment of the allotted plot/shop has been made and establishment been declared functional.

**LEVEL OF DECISION & TIME LIKELY TO BE TAKEN:**

- i) The decision of mortgage/collateral security will be taken at the level of Desk Officer/ Dy. Manager.
- ii) The decision will be communicated within 7 days from the date of receipt of application complete in all respects.

**L. SURRENDER OF COMMERCIAL PLOT/SHOP**

1. The allottee can surrender the commercial property in favour of Noida before cancellation.
2. The request for surrender should contain signature of bonafide allottee/lessees duly certified by Banker/Gazetted Officer. In case of incorporated company the request should be supported by the certified copy of the Resolution of Board of Directors.
3. After acceptance of surrender request the allottee shall have to produce no dues certificate from Project Engineer Jal/UPSEB and surrender the HPTA/Lease Deed/Transfer Deed and handed over the possession of the property back to the authority. After completing above formalities, an amount equivalent to the 30% of the premium of the plot/shop shall be forfeited and balance amount after deducting lease rent interest as per the terms and conditions of allotment/lease shall be refunded to the allottee.
4. In case of surrender of properties not allotted on tender basis, minimum Rs. 10,000/- alongwith due lease rent and interest thereon shall be deducted as provided in office order no. 01 dt. 03.09.98 and no. 19 dt. 25.09.98. However, the forfeited amount shall not exceed the deposited amount. After acceptance of surrender the refund will be made by Accounts Officer (Comm.) Noida within 15 days of approval.

**LEVEL OF DECISION & TIME LIKELY TO BE TAKEN:-**

- i) The surrender will be approved at the level of General Manager.
- ii) The approval of surrender in principal/rejection would be communicated within 7 days of receipt of application of surrender.

**M. RESTORATION OF COMMERCIAL PLOT/SHOP**

The Authority can exercise the right of cancellation in case of breach of terms and conditions of allotment/ lease deed/HPTA/Transfer deed. However, the Chief Executive Officer/or any other officer authorised by him can restore the allotment subject to the provisions and payment as mentioned in office order dated 14.03.97 as per detail given below:-

- 1.(अ) आबंटी द्वारा वाणिज्यक परिसम्पत्ति के विरुद्ध प्रत्यावेदन निरस्तीकरण पत्र की तिथि से 90 दिन में प्राधिकरण के वाणिज्यक विभाग में प्राप्त करवाया जायेगा। प्रत्यावेदन के साथ शपथ पत्र के रूप में आबंटी द्वारा किये गये उल्लंघन को दूर करने के प्रभावी उपाय/समय सारिणी भी प्रस्तुत की जायेगी।
- (ब) आबंटी द्वारा पुर्नस्थापना की दशा में वाणिज्यक परिसम्पत्तियों के आबंटन मूल्य की 10 प्रतिशत राशि के रूप में पुर्नस्थापना शुल्क देय होगा।
2. पुर्नस्थापना की स्थिति में पुर्नस्थापना शुल्क के अतिरिक्त प्राधिकरण के नियमों के अनुसार अर्थ दण्ड, ब्याज, समयवृद्धि शुल्क इत्यादि का भुगतान आबंटी द्वारा यथावधि में किया जायेगा।
3. उपरोक्त तिथि 17.02.97 से पूर्व के निरस्तीकरण के प्रकरणों में यदि पुनः आबंटन न किया गया हो अथवा व्यवसायिक परिसम्पत्तियों से सम्बन्धित न्यायालय में वाद लम्बित न हो उनमें भी पुर्नस्थापना की उपरोक्त सुविधा उपलब्ध होगी, परन्तु इन प्रकरणों में उपरोक्त 1(अ) के अनुसार प्रत्यावेदन दिनांक 17.05.97 तक प्राप्त होना अनिवार्य है। यह सुविधा अन्तिम रूप से एक बार ही दी जायेगी।
4. जिन वाणिज्यक परिसम्पत्तियों में निर्धारित अवधि में आबंटन धानराशि का भुगतान न किये जाने के कारण आबंटन निरस्तीकरण किया गया है उनमें पुर्नस्थापना की सुविधा अनुमन्य नहीं होगी।
5. वाणिज्यक इकाईयां जिन्होंने कार्यशील कर कार्यशीलता प्रमाण पत्र प्राप्त कर लिया हो तथा जिनमें निरस्तीकरण भुगतान के डिफाल्ट के कारण हुआ हो तथा निरस्तीकरण एक वर्ष से पुराना न हो, में उच्च शक्ति प्राप्त वाणिज्यक समिति की दिनांक 06.07.96 की बैठक में लिये गये निर्णय के अनुसार वाणिज्यक परिसम्पत्ति के पुर्नस्थापन हेतु ये राशि एवं मूल भू-प्रीमियम का 2 प्रतिशत पुर्नस्थापना शुल्क देय होगा।

**LEVEL OF DECISION & TIME LIKELY TO BE TAKEN:**

- i) Rejection/acceptance of restoration request will be taken within a month at the level of Chief Executive Officer or any other officer authorised by him.

**N. AMALGAMATION**

In case of more than one commercial property is allotted/transferred in one name, amalgamation is allowed but no sub-division is permitted. In case of vacant plot sub-division is not allowed. In case amalgamation is allowed allottee/transferee has to construct according to the sanctioned plan/control drawings/set back. In case allottee applies for transfer of constructed portion within prescribed time for construction, no transfer charges are leviable. However, if the same is applied after expiry of prescribed time for construction, transfer charges are leviable as per rules.

O. **Miscellaneous**

- ✦ After deposit of allotment money the allottee shall be required to execute the legal documents and take possession within 120 days from the date of issue of allotment letter. However, in exceptional circumstances extension may be granted on payment of penalty as per terms and conditions of allotment/brochure of the scheme.
- ✦ The lessee shall make such arrangements as are necessary for maintenance of the building and common services.
- ✦ If the buildings is not maintained properly, the Chief Executive Officer or any officer authorised by Chief Executive Officer, NOIDA will have the power to get the maintenance done through the Authority and recover the amount so spent from the lessee. The lessee will be personally and severally liable for payment of maintenance amount. In case of default of the amount, the dues will be recovered as arrears of land revenue.
- ✦ No objections will be entertained on the subject of amount spent on maintenance of the building and decision of the Chief Executive Officer, NOIDA shall be final and binding.
- ✦ The cost of stamp duty for the purpose of execution of Lease Deed and expenses of registering the legal documents and its copies and all other incidental expenses will be borne by the allottee.
- ✦ The allottee/lessee will be liable to pay all taxes, charges, fee and assessment of every description in respect of the plot whether assessed, charged or imposed on the plot or on the building constructed thereon, by the lessor or any other competent authority.
- ✦ The Authority reserves the right to all mines, minerals, coals, washing gold, earth, oils and quarries, in over or under the allotted plot and full right and power at the time to do all acts and things which expedient may be necessary or for the purpose of searching, for working and obtaining, removing and enjoy the same without providing or leaving any vertical support for the surface of the said land or for any building for the time being standing thereon, provided always that the Authority shall make reasonable compensation to the allottee/lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Chief Executive Officer will be final and binding on the allottee/lessee.
- ✦ For all disputes on any issue pertaining to allotment/lease, the jurisdiction of disputes will be the District Court, Gautam Budh Nagar and / or the High Court of judicature at Allahabad.
- ✦ The allottee will be governed by the provisions of U.P. Industrial Area Development Act, 1976, and the Rules / Regulations framed or directions issued thereunder.

NOTES

NOTES

**noida**

**NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY  
Main Administrative Building, Sector - 6, Noida,  
Gautam Budh Nagar - 201 301**

Annexure 3 Status of Infrastructure Development and Maintenance -  
NOIDA : Data Collection Schedules

**Prof. Dr. P.S.N.Rao**  
**Professor of Urban Management**

25<sup>th</sup> November, 2005

**Sub : Provision of data for conducting the study on MAINTENANCE AND  
SUSTAINABILITY OF URBAN PUBLIC ASSETTS - NOIDA**

Dear Shri Saran,

With reference to the above study being undertaken by the IIPA, a request is made to kindly provide the data as per the enclosed formats.

Thanking you,

Yours faithfully,

( P.S.N.Rao )

**Shri Sanjiv Saran, IAS**  
**CEO**  
**NOIDA**  
**Uttar Pradesh**

**A Study on Maintenance and Sustainability of Urban Public Assets - NOIDA**

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- 1) The IIPA, New Delhi is a national level premier apex organisation of the Government of India in the field of public administration, management and governance in the country. The prime activities of the IIPA are training, research and consultancy.
- 2) The NOIDA ( authority ) has appointed the IIPA as a consultant to carryout a Study on Maintenance and Sustainability of Urban Public Assets - NOIDA vide letter No. NOIDA/CFAO/2005/831 dt. 17.11.2005.
- 3) The objectives of the study are :
  - *to examine the income and expenditure on the maintenance of all public assets in NOIDA*
  - *to explore various possibilities of financial resource mobilisation by NOIDA and recommend suitable strategies so that the maintenance of all public assets is sustainable*

- 4) The Scope of Work and Methodology is as follows :

The public assets created for maintenance would include electricity connectivity and street lighting, drinking water supply, storm water drainage, solid waste management, roads, parks and playgrounds, markets, street furniture, signage and other such assets.

For the purpose of maintenance, the standard of maintenance shall be taken as that being adopted by the NOIDA authority.

Alternative technological options for asset provision / maintenance shall be explored and suggested.

Options for private service delivery, contracting out, etc. shall also be explored and suitable strategies suggested.

Options for levy of tax, charges / user fees shall be explored and suitable strategies suggested.

- |               |   |
|---------------|---|
| <b>Step 1</b> | to study the UP Industrial Areas Development Act under which the NOIDA has been established in order to appreciate the mandate of NOIDA; provisions, powers and functions |
| <b>Step 2</b> | to study the Master Plan provisions and take stock of all public assets created / to be created by NOIDA and categorise them  |
| <b>Step 3</b> | to take stock of the annual expenditure on the maintenance of all such public assets  |

- Step 4** to project the future expenditure on maintenance of public assets over the next 20 years ( including R & R )
- Step 5** to estimate the expenditure on urban renewal including replacement of water supply lines, sewer lines, electrical poles, etc.
- Step 6** to take stock of all existing sources of revenue which are being used for maintenance
- Step 7** to examine all viable finance mobilisation streams, both existing and proposed
- Step 8** to develop viable finance mobilisation strategies which the NOIDA ( authority ) needs to adopt in order to have a sustainable city

In this connection , data is required as per the data schedules enclosed .

- 5) We request the concerned Officers of NOIDA to kindly provide us with the information as per the enclosed formats.

( Prof. Dr. P.S.N.Rao )  
Professor of Urban Management

23<sup>rd</sup> November, 2005

**STATUS OF INFRASTRUCTURE DEVELOPMENT AND MAINTENANCE - NOIDA**

**01 ) WATER SUPPLY**

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( in Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Water Treatment Plants					
2	Over Head Water Storage Tanks					
3	Under Ground Water Storage Tanks					
4	Pumping Stations					
5	Major Valves					
6	Distribution Pipelines					
7	Water Meters					
8	Any Other					
9						
10						
11	<b>TOTAL</b>					

## 02 ) SEWERAGE

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( In Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Sewer Pipe Lines					
2	Manholes					
3	Manhole covers					
4	Pumping Stations					
5	Sewage Pumping Stations					
6	Sewage Treatment Plants					
7	Sewage Outfall					
8	Any Other					
9						
10						
11	<b>TOTAL</b>					

### 03 ) STORM WATER DRAINS

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( In Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Storm Water Drains					
2	Culverts					
3	Trestles					
4	Any Other					
5						
6						
7						
8						
9						
10						
11	<b>TOTAL</b>					

## 04 ) SOLID WASTE

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( in Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Collection Bins					
2	Masonry Dhalaos					
3	Dumper Bins					
4	Vehicles					
5	Treatment					
6	Disposal					
7	Any Other					
8						
9						
10						
11	<b>TOTAL</b>					

**05 ) ROADS**

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( in Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Roads					
2	Foot paths					
3	Road Signage					
4	Intersection Signals					
5	Median Separators					
6	Traffic Islands					
7	Night Light Reflectors					
8	Railings					
9	Any Other					
10						
11	<b>TOTAL</b>					

**06) STREET LIGHTING**

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( In Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Light Poles					
2	Light Fittings					
3	Switches					
4	Cabling					
5	Any Other					
6						
7						
8						
9						
10						
11	<b>TOTAL</b>					

**07 ) ELECTRIC SUPPLY**

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( In Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Sub Stations					
2	HT Cables					
3	LT Cables					
4	Poles					
5	Street Wiring Lines					
6	Meters					
7	Any Other					
8						
9						
10						
11	<b>TOTAL</b>					

**08 ) PARKS / PLAYGROUNDS / GREEN SPACES**

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( In Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Parks					
2	Plants					
3	Park Furniture					
4	Railings					
5	Park Lighting					
6	Any Other					
7						
8						
9						
10						
11	<b>TOTAL</b>					

## 09) PUBLIC TOILETS

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( In Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Toilet Blocks					
2	Septic Tanks					
3	Soak Pits					
4	Any Other					
5						
6						
7						
8						
9						
10						
11	<b>TOTAL</b>					

## 10) SHOPPING COMPLEXES

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( in Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Shopping Complexes					
2	Any Other					
3						
4						
5						
6						
7						
8						
9						
10						
11	<b>TOTAL</b>					

## 11 ) OFFICE EQUIPMENT

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( in Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1	Computers					
2	Airconditioners					
3	Room Coolers					
4	Any Other					
5						
6						
7						
8						
9						
10						
11	<b>TOTAL</b>					

## 12) ANY OTHER ASSETS

Name of Officer Incharge : ..... Designation : .....

S.No.	List of Infrastructure Assets Developed	Year of Development	Quantity ( No. / area )	Life of Asset ( in Years )	Unit Cost of Provision at 2005 Rates	Annual Maintenance Expenditure ( Rs / year )
1	2	3	4	5	6	7
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11	<b>TOTAL</b>					

**STATUS OF LAND DEVELOPMENT - NOIDA**

Name of Officer Incharge : ..... Designation : .....

S.No.	Category	Developed		Under Development		Yet to be Developed	
		No. of Sectors	Land Area ( Ha. )	No. of Sectors	Land Area ( Ha. )	No. of Sectors	Land Area ( Ha. )
1	Residential						
2	Industrial						
3	Institutional						
4	Any Other						
5							
6							
7	<b>TOTAL</b>						

**STATUS OF PLOT ALLOTMENT - NOIDA**

Name of Officer Incharge : ..... Designation : .....

S.No.	Land Use Category	No. of Plots Allotted ( Plot Area Wise )	Remarks
1	Residential		
2	Industrial		
3	Institutional		
4	Commercial		
5			
6			
7			
	<b>TOTAL</b>		

**Indian Institute of Public Administration, New Delhi**  
**A Study on Maintenance and Sustainability of Urban Public Assets - NOIDA**

**LIST OF OFFICERS FROM WHOM DATA WAS REQUESTED TO BE PROVIDED**

S.No.	Aspect	Name of Officer, Designation and Office Location	Mobile No.	Remarks
1	Water Supply Sewerage Central Verge Railings ( Central Verge )	Home Singh Yadav CME	9871383 026	
2	Storm Water Drains Roads Street Lighting	P.H.Siddiqui, CME R.K.Goel	9871383 186 9871383 046	
3	Solid Waste	R.S.Yadav, PE ( H )	9871383 021	
4	Parks	Arun Sharma, AO	9871383 006	
5	Park Lighting	S.P.Tyagi, PE	9871383 032	
6	Park Railings	R.L.Mahala	9871383 199	
7	Public Toilets	S.C.Arora	9871383 030	
8	Residential	R.S.Yadav, DGM	9871383 014	
9	Industrial	D.B.Malik, DGM	9871383 015	
10	Institutional	Bipin Gaur, DGM	9871383 183	
11	Commercial	R.C.Lal, DGM	9871383 047	

12			9871383	
13			9871383	

Annexure 4 Monthly Report for Receipts and Payments - NOIDA -  
November, 2005

## MONTHLY REPORT FOR RECEIPT & PAYMENT

Name of the Authority : NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, NOIDA

Reporting Month : November 2005

Page No. 1

S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
<b>REVENUE RECEIPT</b>			
		<b>Total</b>	
		<b>Sub-Sub Total</b>	
<b>INTEREST RECIEVED FROM ALLOTTED PROP.</b>			
1-INTEREST FROM ALLOTTED PROP.(UNCLASSIFIED AREA)			
		<b>Total</b>	
		<b>Sub-Sub Total</b>	
<b>INTEREST RECIEVED FROM ALLOTTED PROP.</b>			
2-INTEREST FROM ALLOTTED PROP.(IND. AREA)			
			52.20
3-INTEREST FROM ALLOTTED PROP (RESI.PLOT. AREA)			
		1.21	27.39
4-INTEREST FROM ALLOTTED PROP.(RESI.HOUSE.)			
			18.44
5-INTEREST FROM ALLOTTED PROP.(COMM. AREA)			
			43.17
6-INTEREST FROM ALLOTTED PROP.(INSTI. AREA)			
			58.02
		<b>Total</b>	1.21 199.22
		<b>Sub-Sub Total</b>	1.21 199.22
<b>PENAL INTT. ON ALLOTTED PROP.</b>			
1-PENAL INTT. FROM ALLOTTED PROP.(UNCLASSIFIED AREA)			
2-PENAL INTT. FROM ALLOTTED PROP.(INDI. AREA)			
3-PENAL INTT. FROM ALLOTTED PROP (RESI PLOT. AREA)			
			0.03
4-PENAL INTT. FROM ALLOTTED PROP (RESI.HOUSE.)			
5-PENAL INTT. FROM ALLOTTED PROP (COMM. AREA)			
6-PENAL INTT. FROM ALLOTTED PROP.(INST. AREA)			
		<b>Total</b>	0.03
		<b>Sub-Sub Total</b>	0.03
<b>INTT.ON LEASE RENT</b>			
1-INTT.ON LEASE RENT(UNCLASSIFIED AREA)			
2-INTT.ON LEASE RENT(IND. AREA)			
			9.60
3-INTT.ON LEASE RENT(RESI PLOT. AREA)			
			3.99
4-INTT.ON LEASE RENT(RESI HOUSE. AREA)			
			2.67
5-INTT.ON LEASE RENT(COMM. AREA)			
			6.77
6-INTT.ON LEASE RENT(INST. AREA)			
		<b>Total</b>	23.03
		<b>Sub-Sub Total</b>	23.03
<b>INTT.ON DEPOSIT &amp; LOAN</b>			
1-INTT.FROM LONG TERM INVESTMENTS			
2-INTT.FROM SAVING BANK A/C			
3-INTT. FROM LOAN GIVEN TO DIFF.INSTITUTES			
4-INTT. FROM LOAN GIVEN TO EMPLOYEES			
5-INTT. FROM LOAN GIVEN TO MOTOR/CAR			
6-INTT. FROM LOAN GIVEN TO SCOOTER/MOTOR CYCLE			
7-INTT. FROM LOAN GIVEN TO CYCLE			
8-INTT. FROM LOAN GIVEN TO H.B.A.			
			0.24
9-INTT. FROM LOAN GIVEN TO COMPUTER			
		<b>Total</b>	0.24
		<b>Sub-Sub Total</b>	0.24

## MONTHLY REPORT FOR RECIEPT & PAYMENT

Name of the Authority : NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, NOIDA

Reporting Month : November 2005

Page No. 2

S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
<b>LEASE RENT</b>			
1-LEASE RENT FROM ( UNCLASSIFIED AREA)			
2-LEASE RENT FROM ( IND AREA)			84.31
3-LEASE RENT FROM (RESI.PLOT AREA)			24.61
4-LEASE RENT FROM ( RESI HOUSE AREA)			11.57
5-LEASE RENT FROM (COMM. AREA)			84.41
6-LEASE RENT FROM ( INSTITU, AREA)			31.46
	<b>Total</b>		236.36
	<b>Sub-Sub Total</b>		236.36
<b>TRANS. FEE.</b>			
1-TRANS. FEE FROM ( UNCLASSIFIED AREA)			
2- TRANS. FEE FROM ( INDI AREA)			94.70
3-TRANS. FEE FROM (RESI PLOT AREA)			190.94
4-TRANS. FEE FROM ( RESI HOUSE AREA)			29.85
5-TRANS. FEE FROM (COMM AREA)			12.98
6-TRANS. FEE FROM ( INST AREA)			
	<b>Total</b>		328.47
<b>C.I.C.CHARGES</b>			
1-CHANGE IN CONSTI.CHARGE (IND AREA)			10.37
2-CHANGE IN CONSTI.CHARGE (IRESI PLOT)			
3-CHANGE IN CONSTI.CHARGE (RESI.HOUSE)			
4-CHANGE IN CONSTI.CHARGE (COMM AREA)			
5-CHANGE IN CONSTI.CHARGE (INSTI AREA)			
	<b>Total</b>		10.37
	<b>Sub-Sub Total</b>		338.84
<b>TIME EXTENTION FEE.</b>			
1-TIME EXTENTION FEE FROM ( UNCLASSIFIED AREA )			
2-TIME EXTENTION FEE FROM ( IND. AREA )			13.81
3-TIME EXTENTION FEE FROM (RESI PLOT . AREA )			41.07
4-TIME EXTENTION FEE FROM ( RESI. HOUSE. )			0.19
5-TIME EXTENTION FEE FROM ( COMM. AREA )			1.95
6-TIME EXTENTION FEEFROM ( INST. AREA )			0.37
	<b>Total</b>		57.39
	<b>Sub-Sub Total</b>		57.39
<b>PENALTY</b>			
1-PENALTY FROM ( UNCLASSIFIED AREA )			0.04
2-PENALTY FROM ( IND. AREA )			5.11
3-PENALTY FROM ( RESI PLOT AREA )			3.83
4-PENALTY FROM ( RESI.HOUSE AREA )			9.40
5-PENALTY FROM (COMM. AREA )			8.39
6-PENALTY FROM ( INST. AREA )			1.64
	<b>Total</b>		28.41
	<b>Sub-Sub Total</b>		28.41
<b>SALE OF FORMS</b>			
1-SALE OF REGD.FORMS ( UNCLASSIFIED AREA )			

## MONTHLY REPORT FOR RECEIPT & PAYMENT

Name of the Authority : NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, NOIDA

Reporting Month : November 2005

Page No. 3

S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
2	SALE OF REGD.FORMS ( IND. AREA )		0.02
3	SALE OF REGD.FORMS (RESI PLOT.. AREA )		
4	SALE OF REGD.FORMS ( RESI HOUSE. )		
5	SALE OF REGD.FORMS ( COMM. AREA )		
6	SALE OF REGD.FORMS ( INST. AREA )		
7	SALE OF UNCLASSIFIED FORM		
		<b>Total</b>	0.02
		<b>Sub-Sub Total</b>	0.02
<b>PROCESSING. FEE.</b>			
1	PROCESSING FEE FROM ( UNCLASSIFIED AREA)		
2	PROCESSING FEE FROM ( IND AREA)		0.90
3	PROCESSING FEE FROM (RESI PLOT AREA)		1.98
4	PROCESSING FEE FROM (RESI. HOUSE.)		1.04
5	PROCESSING FEE FROM ( COMM. AREA)		0.90
6	PROCESSING FEE FROM ( INST. AREA)		0.65
		<b>Total</b>	5.47
		<b>Sub-Sub Total</b>	5.47
<b>RENT</b>			
1	RENT FROM ( UNCLASSIFIED AREA )		0.82
2	RENT FROM ( IND AREA )		11.30
3	RENT FROM (RESI.PLOT.AREA )		0.06
4	RENT FROM (RESI.HOUSE )		
5	RENT FROM (COMM AREA )		0.71
6	RENT FROM ( INST.AREA )		4.00
7	RENT FROM STAFF QUARTERS		0.46
8	RENT FROM MACHINE		
9	RENT FROM STADIUM		
10	RENT FROM STAFF QUT. ( FROM OTHER TAHAIN NOIDA EMP )		
11	RENT FROM WATER TANK		0.06
12	HRA+LEASE FEE+MENTAINNENCE		1.34
13	CANTEEN		0.10
	MOBILE CATERING		0.12
	P.C.O.		0.01
		<b>Total</b>	18.98
		<b>Sub-Sub Total</b>	18.98
<b>MISC. RECPT.</b>			
1	MISC. RECEPT. ( UNCLASSIFIED AREA )		0.26
2	MISC. RECEPT. ( IND. AREA )		2.24
3	MISC. RECEPT. (RESI. PLOT . AREA )		1.22
4	MISC. RECEPT. (RESI. HOUSE. )		9.96
5	MISC. RECEPT. (COMM. AREA )		0.15
6	MISC. RECEPT. ( INST. AREA )		
		<b>Total</b>	13.83
		<b>Sub-Sub Total</b>	13.83
<b>COMPOUNDING FEE.</b>			

## MONTHLY REPORT FOR RECIEPT & PAYMENT

Name of the Authority : NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, NOIDA

Reporting Month : November 2005

Page No. 4

S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
1	COMPOUNDING FEE ON MAP ( UNCLASSIFIED AREA )		
2	COMPOUNDING FEE ON MAP ( IND. AREA )		19.74
3	COMPOUNDING FEE ON MAP ( RESI.PLOT AREA )		
4	COMPOUNDING FEE ON MAP ( RESI.HOUSE )		0.91
5	COMPOUNDING FEE ON MAP ( COMM. AREA )		
6	COMPOUNDING FEE ON MAP ( INST. AREA )		
<b>Total</b>			20.65
<b>COST OF BUILDING BYELAWS</b>			
1	COST OF BUILDING BYELAWS (UNCLASSIFIED)		
2	COST OF BUILDING BYELAWS (IND AREA)		0.15
3	COST OF BUILDING BYELAWS (RESI.PLOT)		
4	COST OF BUILDING BYELAWS (RESI.HOUSE)		
5	COST OF BUILDING BYELAWS (COMM.AREA)		
6	COST OF BUILDING BYELAWS (INSTI.AREA)		
<b>Total</b>			0.15
<b>BUILDING PERMIT FEE</b>			
1	BUILDING PERMIT FEE (UNCLASSIFIED)		3.34
2	BUILDING PERMIT FEE (IND AREA)		9.31
3	BUILDING PERMIT FEE (RESI.PLOT)		
4	BUILDING PERMIT FEE (RESI.HOUSE)		0.42
5	BUILDING PERMIT FEE (COMM AREA)		
6	BUILDING PERMIT FEE (INSTI AREA)		3.17
<b>Total</b>			16.24
<b>BUILDING PLAN REVALIDATION FEE</b>			
1	BUILDING PLAN REVALIDATION FEE (UNCLASSIFIED)		
2	BUILDING PLAN REVALIDATION FEE (IND AREA)		1.65
3	BUILDING PLAN REVALIDATION FEE (RESI.PLOT)		
4	BUILDING PLAN REVALIDATION FEE (RESI.HOUSE)		0.01
5	BUILDING PLAN REVALIDATION FEE (COMM AREA)		
6	BUILDING PLAN REVALIDATION FEE (INSTI AREA)		
<b>Total</b>			1.66
<b>CONTROL DRAWING FEE</b>			
1	CONTROL DRAWING FEE (UNCLASSIFIED)		
2	CONTROL DRAWING FEE (IND AREA)		0.03
3	CONTROL DRAWING FEE (RESI.PLOT)		
4	CONTROL DRAWING FEE (RESI.HOUSE)		
5	CONTROL DRAWING FEE (COMM AREA)		
6	CONTROL DRAWING FEE (INSTI AREA)		
<b>Total</b>			0.03
<b>C&amp;D CHARGES (FOR FIL.OF COMP.CASES ONLY)</b>			
1	C&D CHARGES (FOR FIL.OF COMP.CASES ONLY) (UNC)		0.41
2	C&D CHARGES (FOR FIL.OF COMP.CASES ONLY) (IND AREA)		5.37
3	C&D CHARGES (FOR FIL.OF COMP.CASES ONLY) (RESI.PLOT)		0.03
4	C&D CHARGES (FOR FIL.OF COMP.CASES ONLY) (RESI.HOUSE)		0.25

## MONTHLY REPORT FOR RECEIPT & PAYMENT

Name of the Authority : NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, NOIDA

Reporting Month : November 2005

Page No. 5

S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
	5-C&D CHARGES (FOR FIL.OF COMP.CASES ONLY) (COMM.AREA)		
	6-C&D CHARGES (FOR FIL.OF COMP.CASES ONLY) (INSTI.ARA)		
	<b>Total</b>		6.06
	<b>Sub-Sub Total</b>		44.79
<b>WATER CHARGES</b>			
	0-WATER TAX ( UNCLASSIFIED AREA )		1.36
	1-WATER TAX ( IND AREA )		0.49
	2-WATER TAX ( RESI.PLOT AREA )		0.44
	3-WATER TAX ( RESI. HOUSE )		1.99
	4-WATER TAX ( COMM. AREA )		0.02
	5-WATER TAX ( INST. AREA )		
	7-WATER CONNECTION CHARGES ( UNCLASSIFIED AREA )		1.89
	8-WATER CONNECTION CHARGES (IND.AREA )		0.32
	9-WATER CONNECTION CHARGES (RESI.PLOT AREA )		0.31
	10-WATER CONNECTION CHARGES ( RESI HOUSE )		1.14
	11-WATER CONNECTION CHARGES (COMM. AREA)		0.15
	12-WATER CONNECTION CHARGES ( INST AREA )		
	13-WATER LINE MENTINENCE ( UNCLASSIFIED AREA )		
	14-WATER LINE MENTINENCE ( IND. AREA )		0.17
	15-WATER LINE MENTINENCE (RESI.PLOT. AREA )		
	16-WATER LINE MENTINENCE ( RESI HOUSE)		0.03
	17-WATER LINE MENTINENCE ( COMM. AREA )		0.47
	18-WATER LINE MENTINENCE ( INST. AREA )		
	19WATER TAX SURCHARGE (UNCLASSIFIED)		
	20-WATER TAX SURCHARGE (IND.AREA)		0.16
	21-WATER TAX SURCHARGE (RESI.PLOT)		3.53
	22-WATER TAX SURCHARGE (RESI.HOUSE)		0.80
	23-WATER TAX SURCHARGE (COMM.AREA)		1.27
	24-WATER TAX SURCHARGE (INSTI.AREA)		
	25-WATER TAX SECURITY (UNCLASSIFIED)		
	26-WATER TAX SECURITY (IND AREA)		0.70
	27-WATER TAX SECURITY (RESI.PLOT)		0.05
	28-WATER TAX SECURITY (RESI.HOUSE)		0.77
	29-WATER TAX SECURITY (COMM.AREA)		3.15
	30-WATER TAX SECURITY (INSTI.AREA)		
	31-WATER N.O.C. CHARGES (UNCLASSIFIED)		
	32-WATER N.O.C. CHARGES (IND AREA)		0.04
	33-WATER N.O.C. CHARGES (RESI.PLOT)		0.08
	34-WATER N.O.C. CHARGES (RESI.HOUSE)		0.20
	35-WATER N.O.C. CHARGES (COMM.AREA)		0.24
	36-WATER N.O.C. CHARGES (INSTI.AREA)		
	37-WATER ROAD CUTTING CHARGES (UNC.)		
	38-WATER ROAD CUTTING CHARGES (IND.AREA)		0.03

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
39	WATER ROAD CUTTING CHARGES (RESI.PLOT)		
40	WATER ROAD CUTTING CHARGES (RESI.HOUSE)		
41	WATER ROAD CUTTING CHARGES (COMM.AREA)		0.28
42	WATER ROAD CUTTING CHARGES (INSTI.AREA)		
43	WATER ADMINISTRATIVE CHARGES (UNC.)		
44	WATER ADMINISTRATIVE CHARGES (IND.AREA)		0.04
45	WATER ADMINISTRATIVE CHARGES (RESI.PLOT)		0.06
46	WATER ADMINISTRATIVE CHARGES (RESI.HOUSE)		
47	WATER ADMINISTRATIVE CHARGES (COMM.AREA)		
48	WATER ADMINISTRATIVE CHARGES (INSTI.AREA)		
		<b>Total</b>	20.18
		<b>Sub-Sub Total</b>	20.18
 <b>SEWER CHARGES</b>			
1	SEWER CONNECTION CHARGES (UNC.)		
2	SEWER CONNECTION CHARGES (IND.AREA)		0.03
3	SEWER CONNECTION CHARGES (RESI.PLOT)		
4	SEWER CONNECTION CHARGES (RESI.HOUSE)		
5	SEWER CONNECTION CHARGES (COMM.AREA)		
6	SEWER CONNECTION CHARGES (INSTI.AREA)		
7	SEWER ROAD CUTTING CHARGES (UNC.)		
8	SEWER ROAD CUTTING CHARGES (IND.AREA)		0.11
9	SEWER ROAD CUTTING CHARGES (RESI.PLOT)		
10	SEWER ROAD CUTTING CHARGES (RESI.HOUSE)		
11	SEWER ROAD CUTTING CHARGES (COMM.AREA)		3.38
12	SEWER ROAD CUTTING CHARGES (INSTI.AREA)		
13	SEWER ADMINISTRATIVE CHARGES (UNC.)		
14	SEWER ADMINISTRATIVE CHARGES (IND.AREA)		0.24
15	SEWER ADMINISTRATIVE CHARGES (RESI.PLOT)		
16	SEWER ADMINISTRATIVE CHARGES (RESI.HOUSE)		
17	SEWER ADMINISTRATIVE CHARGES (COMM.AREA)		
18	SEWER ADMINISTRATIVE CHARGES (INSTI.AREA)		
		<b>Total</b>	3.76
		<b>Sub-Sub Total</b>	3.76
 <b>ROAD CUTTING CHARGES</b>			
1	ROAD CUTTING CHARGES ( UNCLASSIFIED )		
2	ROAD CUTTING CHARGES ( IND AREA )		0.05
3	ROAD CUTTING CHARGES ( RESI.PLOT AREA )		
4	ROAD CUTTING CHARGES (RESI.HOUSE.)		
5	ROAD CUTTING CHARGES ( COMM. AREA)		
6	ROAD CUTTING CHARGES ( INST.AREA )		
		<b>Total</b>	0.05
		<b>Sub-Sub Total</b>	0.05
 <b>MAINT.TAX</b>			
1	MAINT - TAX ( UNCLASSIFIED)		

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
2-MAINT.- TAX ( IND. AREA)			
3-MAINT.- TAX ( RESI. PLOT AREA )			
4-MAINT.- TAX ( RESI. HOUSE)			
5-MAINT.- TAX (COMM AREA )			
6-MAINT.- TAX ( INST AREA )			
<b>Total</b>			
<b>Sub-Sub Total</b>			
<b>ENCROCHMENT PENALTY</b>			
1-ENCROCHMENT PENALTY FROM ( UNCLASSIFIED)			
2-ENCROCHMENT PENALTY FROM (IND. AREA )			
3-ENCROCHMENT PENALTY FROM (RESI. PLOT.AREA )			
4-ENCROCHMENT PENALTY FROM (RESI. HOUSE)			
5-ENCROCHMENT PENALTY FROM (COMM AREA)			
6-ENCROCHMENT PENALTY FROM (INST. AREA )			
<b>Total</b>			
<b>Sub-Sub Total</b>			
<b>REALLOTTMENT FEE</b>			
1-REALLOTTMENT FEE FROM ( UNCLASSIFIED)			
2-REALLOTTMENT FEE FROM (IND. AREA )			4.00
3-REALLOTTMENT FEE FROM (RESI. PLOTAREA)			1.24
4-REALLOTTMENT FEE FROM ( RESI.HOUSE)			
5-REALLOTTMENT FEE FROM ( COMM. AREA )			
6-REALLOTTMENT FEE FROM (INST. AREA )			
<b>Total</b>			5.24
<b>Sub-Sub Total</b>			
<b>USE CHANGE FEE</b>			
1-USE CHANGE FEE FROM (UNCLASSIFIED)			
2-USE CHANGE FEE FROM (IND. AREA )			
3-USE CHANGE FEE FROM (RESI. PLOT AREA)			
4-USE CHANGE FEE FROM (RESI. HOUSE)			
5-USE CHANGE FEE FROM (COMM. AREA )			
6-USE CHANGE FEE FROM (INST. AREA )			
<b>Total</b>			
<b>Sub-Sub Total</b>			5.24
<b>RECPT FROM HORT.</b>			
1-RECPT FROM HORT.( UNCLASSIFIED )			
2-RECPT FROM HORT.(SALE OF NURSERY&FLOWERS )			0.04
3-RECPT FROM HORT.(PARK BOOKING )			
4-RECPT FROM HORT.( SALE OF FRUITS )			
5-RECPT FROM HORT.(SALE OF WOODS )			
<b>Total</b>			0.04
<b>Sub-Sub Total</b>			0.04
<b>MISC.RECPT.</b>			
1-LEGAL FEE ( UNCLASSIFIED )			
2-DOCUMENTATION FEE ( UNCLASSIFIED )			0.22
3-ADV. ANUAL SERVICES TAX ( UNCLASSIFIED )			0.03

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
4-DISCOUNT FROM ADVERTISEMENT			
5-USE OF GOVT. VEHICLE			
6-ALLOTTMENT FEE OF MATERIAL			
7-INCOME FROM DEPOSIT WORK			
8-PLAN FEE			
9-SERVICE CHARGES			0.07
10-H.R.R.			0.72
11-C.P.F.			20.32
12-D.A.C.P.F.			
13-V.C.P.F.			
		<b>Total</b>	21.36
		<b>Sub-Sub Total</b>	21.36
<b>REGISTRY CHARGES</b>			
1-REGISTRY CHARGES (UNCLASSIFIED)			0.06
2-REGISTRY CHARGES (IND.AREA)			
3-REGISTRY CHARGES (RESI.PLOT)			
4-REGISTRY CHARGES (RESI.HOUSE)			0.06
5-REGISTRY CHARGES (COMM.AREA)			
6-REGISTRY CHARGES (INSTI.AREA)			
		<b>Total</b>	0.12
		<b>Sub-Sub Total</b>	0.12
		<b>Sub Total</b>	1.21      1017.36
<b>CAPITAL RECIEPT</b>			
		<b>Total</b>	
		<b>Sub-Sub Total</b>	
		<b>Sub Total</b>	
<b>REGD.AMT. ( GENERAL )</b>			
1-REGD. AMT ( BEFORE ALLOTTMENT )			
		<b>Total</b>	
		<b>Sub-Sub Total</b>	
<b>SALE OF PROPERTY( UNCLASSIFIED)</b>			
1-REGD AMT.( UNCLASSIFIED )			
2-ALLOT. AMT. (UNCLASSIFIED )			
3-INST.AMT (UNCLASSIFIED )			
4-LOCATION CHARGES ( UNCLASSIFIED FOR UNCLASSIFIED )			
5-LOCATION CHARGES ( UNCLASSIFIED FOR CORNER )			
6-LOCATION CHARGES ( UNCLASSIFIED FOR WIDE ROAD )			
7-LOCATION CHARGES ( UNCLASSIFIED FOR PARK FASING )			
		<b>Total</b>	
		<b>Sub-Sub Total</b>	
<b>SALE OF PROPERTY ( IND. AREA)</b>			
1-REGD. AMT. ( IND. AREA )		6.00	6.00
2-ALLOTTMENT AMT ( IND. AREA )			87.96
3-INSTAL MENT AMT. ( IND. AREA )			100.72
4-LOCATION CHARGES ( IND. AREA ) UNCLASSIFIED			

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
5-	LOCATION CHARGES ( IND. AREA ) CORNER		
6-	LOCATION CHARGES ( IND. AREA ) WIDE ROAD		
7-	LOCATION CHARGES ( IND. AREA ) PARK FASING		
<b>Total</b>		6.00	194.68
<b>Sub-Sub Total</b>		6.00	194.68
<b>SALE OF PROPERTY (RESI. PLOT. AREA)</b>			
1-	REGD. AMT. (RESI. PLOT. AREA )		2.22
2-	ALLOTTMENT AMT. (RESI.PLOT. AREA )		0.60
3-	INSTALMENT AMT. ( RESI. PLOT. AREA )		2321.03
4-	LOCATION CHARGES (RESI. PLOT. AREA ) UNCLASSIFIED	0.36	
5-	LOCATION CHARGES (RESI. PLOT. AREA ) CORNER		
6-	LOCATION CHARGES (RESI. PLOT. AREA ) WIDE ROAD		
7-	LOCATION CHARGES (RESI. PLOT. AREA ) PARK FASING		
<b>Total</b>		0.36	2323.85
<b>Sub-Sub Total</b>		0.36	2323.85
<b>SALE OF PROPERTY (RESI.HOUSE)</b>			
1-	REGD. AMT. (RESI. HOUSE)	2.11	0.12
2-	ALLOTTMENT AMT. (RESI.HOUSE)		25.35
3-	INSTALMENT AMT. ( RESI. HOUSE)	3.24	558.14
4-	LOCATION CHARGES (RESI. HOUSE ) UNCLASSIFIED		
5-	LOCATION CHARGES (RESI. HOUSE ) CORNER		
6-	LOCATION CHARGES (RESI. HOUSE) WIDE ROAD		
7-	LOCATION CHARGES (RESI. HOUSE) PARK FASING		
<b>Total</b>		5.35	583.61
<b>Sub-Sub Total</b>		5.35	583.61
<b>SALE OF PROPERTY (COMM.AREA)</b>			
1-	REGD. AMT. (COMM AREA)		0.89
2-	ALLOTTMENT AMT. (COMM AREA)		47.18
3-	INSTALMENT AMT. ( COMM AREA )		239.32
4-	LOCATION CHARGES (COMM. AREA) UNCLASSIFIED		
5-	LOCATION CHARGES (COMM. AREA ) CORNER		
6-	LOCATION CHARGES (COMM. AREA) WIDE ROAD		
7-	LOCATION CHARGES (COMM. AREA ) PARK FASING		
<b>Total</b>			287.39
<b>Sub-Sub Total</b>			287.39
<b>SALE OF PROPERTY (INST.AREA)</b>			
1-	REGD. AMT. (INST AREA)	482.12	617.05
2-	ALLOTTMENT AMT. (INST AREA)		92.09
3-	INSTALMENT AMT. (INST AREA )		1169.71
4-	LOCATION CHARGES (INST. AREA) UNCLASSIFIED		
5-	LOCATION CHARGES (INST. AREA ) CORNER		
6-	LOCATION CHARGES (INST. AREA) WIDE ROAD		
7-	LOCATION CHARGES (INST. AREA ) PARK FASING		
<b>Total</b>		482.12	1878.85
<b>Sub-Sub Total</b>		482.12	1878.85

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
<b>LEASE RENT (ONE TIME)</b>			
1-	LEASE RENT FROM (ONE TIME) FROM IND AREA		26.04
2-	LEASE RENT FROM (ONE TIME) FROM RESI.PLOT		11.90
3-	LEASE RENT FROM (ONE TIME) FROM RESI.HOUSE		10.85
4-	LEASE RENT FROM (ONE TIME) FROM COMM AREA		12.02
5-	LEASE RENT FROM (ONE TIME) FROM INSTIAREA		
	<b>Total</b>		60.81
	<b>Sub-Sub Total</b>		60.81
<b>MISC. RECPT</b>			
1-	SALE OF OLD MACHINE		
2-	SALE OF OLD VEHICLE		
	<b>Total</b>		
	<b>Sub-Sub Total</b>		
	<b>Sub Total</b>	493.83	5329.19
<b>LOAN</b>			
1-	FROM LOAN TO G.D.A		
2-	FROM LOAN TO A.T.P.I		
3-	FROM LOAN TO U.P.H.D.C		
4-	FROM ADV. TO EMP. ( GENERAL ADV. )		
5-	FROM ADV. TO EMP.( T.A )		
6-	FROM EMP. G.P.F		
7-	FROM MOTOR/CAR		
8-	FROM SCOOTER/MOTOR CYCLE		0.19
9-	FROM CYCLE		
10-	FROM MEDICAL		
11-	FROM H.B.A.	2.50	0.93
12-	FROM COMPUTER		
13-	U.P.POWER CORPORATION		
	<b>Total</b>	2.50	1.12
<b>VEHICLE DED.</b>			
	USE VEHICLE DED. TRANS		0.14
	<b>Total</b>		0.14
<b>BENOVALENT</b>			
	BENOVALENT		0.09
	<b>Total</b>		0.09
<b>UNION FUND</b>			
	UNION FUND	0.03	0.03
	<b>Total</b>	0.03	0.03
<b>CO-SOC-ADV.</b>			
	CO-SOC-ADV.		0.50
	<b>Total</b>		0.50
	<b>Sub-Sub Total</b>	2.53	1.88
	<b>Sub Total</b>	2.53	1.88
<b>DEDUCTION</b>			
1-	INCOME TAX	75.13	31.86

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
2-	INCOME TAX SURCHARGES	3.77	1.93
3-	TRADE TAX	72.69	23.66
4-	STAMP DUTY DED.FROM PAYMENT(TDS)		
5-	SECURTY DEPOSIT FROM CONT.	12.80	18.41
6-	OTHER MISC. DED.	7.63	28.04
7-	GPF DED.FROM OFFICER ON DEP.		0.03
8-	GIS DED.FROM OFFICER ON DEP.	3.69	
9-	OTHER DED. FROM OFFICER ON DEP.		
10-	MISC. DED.REG.FEE. (TDS) LANDACQUITION		
11-	L.I.C. OF INDIA	17.04	17.08
<b>Total</b>		192.75	121.01
<b>Sub-Sub Total</b>		192.75	121.01
<b>Sub Total</b>		192.75	121.01

### REVENUE EXPENDITURE.

**Total**

**Total**  
**Sub-Sub Total**  
**Sub Total**

### ESTABLISHMENT EXP.

1-PAY & ALLOUNCES	201.73	1.15
2-T.A ( UNCLASSIFIED )		
3-T.A ( GENERAL )	1.64	
4-T.A ( FOREIGN COUNT)		
5-T.A ( LTA/LTC)	0.12	
6-MEDICAL EXP.	27.39	
7-HOUNERARIUM		
8-GRANTS ( ANUGRAH)	0.50	
9-STAFF WALEFARE		
10-TRANNING		
11-GRATUITY		0.48
12-LEAVE SALARY & PENSION CONTRIBUTION		
13-C.P.F./ G.P.F.CONTRIBUTION	23.14	1.14
14-BONUS		
15-GIFT TO STAFF	0.04	
16-MISC. EXP.	24.29	
17-UNIFOM TO IV CLASS EMPLOYEES	1.10	
18-NOIDA EMP. CO. SOCIETY	0.62	
<b>Total</b>		280.57
<b>Sub-Sub Total</b>		280.57
<b>Sub Total</b>		2.77

### OFFICE EXPENCES

1-TELEPHONE & TALEX. EXP.(UNCLASSIFIED)		
2-TELEPHONE EXP.( OFFICE)	1.60	

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
3-	TELEPHONE EXP. (RESIDENCE)	0.89	
4-	TELEPHONE EXP. (MOBILE)	5.39	
5-	POST & TELIGRAPH	0.43	
6-	PRINTING & STATIONARY	1.97	
7-	BROUCHER		
8-	LIBRARY	0.11	
9-	MAINTENANCE & REPAIR	1.34	
10-	INSAURENCE FEE		
11-	COMPUTERISATION	0.05	
		<b>Total</b>	11.78
		<b>Sub-Sub Total</b>	11.78
<b>OTHER EXPENDITURE</b>			
12-	AUDIT FEE (UNCLASSIFIED)		
13-	AUDIT FEE (LOCAL FUND)		
14-	AUDIT FEE (C.A.)		
15-	ADVERTISMENT (UNCLASSIFIED)	0.83	
16-	ADVERTISMENT (GENERAL)	0.34	
17-	ADVERTISMENT (TENDER)	13.01	
17-	ADVERTISMENT (PUBLIC NOTIC)	6.38	
17-	ADVERTISMENT (SCHEMES)	14.41	
18-	LEGAL EXP. (UNCLASSIFIED)	0.08	
19-	LEGAL EXP. (SUPREME COURT)	1.71	
20-	LEGAL EXP. (HIGH COURT)	5.52	
21-	LEGAL EXP. (LOWER COURT)	0.58	
22-	LEGAL EXP. (TRIBUNAL)		
23-	LEGAL EXP. (ARBITRATOR & COMMISION)	0.26	
23-	COMMERCIAL EXP. (UNCLASSIFIED)		
24-	COMMERCIAL EXP. (ADVICES FEE)	3.87	
25-	MISC.EXP. (UNCLASSIFIED)	0.01	
26-	MISC.EXP. (ENCROCHMENT)		
27-	ADMINISTRATIVE EXP. (UNCLASSIFIED)	0.75	
28-	ADMINISTRATIVE EXP. (MEMBER FEES)		
29-	PUBLIC RELATION & MEETING EXP.(UNCLASSIFIED)	0.58	
30-	GRANT TO SPORTS TRUST		
31-	GRANT TO ITAP		
32-	SECURITY EXP.(UNCLASSIFIED)	17.78	
33-	PRAMOTION TO SPORTS (UNCLASSIFIED)		
34-	EXP ON CULTURE ACTIVITIES	0.20	
35-	GRANT TO GAUTAM BUDH UNIVERSITY		
		<b>Total</b>	66.31
		<b>Sub-Sub Total</b>	66.31
<b>MAINT. EXP. BY C.C.D-1</b>			
1-	EXP. ON BOUNDRY		
2-	EXP.ON VARVET WIRE		

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
3-EXP. ON FLOOD PROTECTION			
4-EXP.ON SERVEY & DESIGN			
5-EXP.ON SECURITY OF PROPERTY		0.42	
6-OTHER MAINTINANCE WORK			
<b>Total</b>		0.42	
<b>Sub-Sub Total</b>		0.42	
<b>MAINT. EXP. BY C.C.D-2</b>			
1-OTHER MAINTINANCE WORK			
<b>Total</b>			
<b>Sub-Sub Total</b>			
<b>MAINT. EXP. BY C.C.D-3</b>			
1-EXP.ON UNCLASSIFIED HEAD			3.67
2-EXP.ON SERVEY DESIGN			
3-EXP.ON SECURITY OF PROPERTY			
4-OTHER MAINTINANCE WORK			
<b>Total</b>			3.67
<b>Sub-Sub Total</b>			3.67
<b>MAINT. EXP. BY C.C.D-4</b>			
1-OTHER MAINTINANCE WORK			
<b>Total</b>			
<b>Sub-Sub Total</b>			
<b>MAINT. EXP. BY C.C.D-5</b>			
1-OTHER MAINTINANCE WORK			
<b>Total</b>			
<b>Sub-Sub Total</b>			
<b>PAYMENT FOR MAINT.TO B.S.(OUTER AGENCY)</b>			
1-OTHER MAINTINANCE WORK			
<b>Total</b>			
<b>Sub-Sub Total</b>			
<b>MAINT.EXP.BY TSC-C</b>			
1-EXP.ON UNCLASSIFIED HEAD			10.49
2-OTHER MAINTINANCE WORK			
<b>Total</b>		10.49	
<b>Sub-Sub Total</b>		10.49	
<b>MAINT. EXP. BY W.DIV-1</b>			
1-EXP. ON WATER SUPPLY			85.03
<b>Total</b>		85.03	
<b>Sub-Sub Total</b>		85.03	
<b>MAINT. EXP. BY W.DIV-1</b>			
2-EXP. ON SEVER			26.80
3-EXP.ON ELECT.MACHINE			
4-EXP.ON UNCLASSIFIED HEAD			1.25
5-OTHER MAINT.WORK			
<b>Total</b>		28.05	
<b>Sub-Sub Total</b>		28.05	
<b>MAINT. EXP. BY W.DIV-2</b>			
1-EXP. ON WATER SUPPLY			45.23

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
2-EXP.ON SEVER			16.68
3-EXP.ON ELEC. & MACHINE			
4-EXP. ON UNCLASSIFIED HEAD			4.65
5-OTHER MAINT. WORK			
<b>Total</b>			66.56
<b>Sub-Sub Total</b>			66.56
<b>MAINT. EXP. BY E.M-1</b>			
1-EXP.ON ELECTRIC & MACHINE			0.07
2-OTHER MAINT. WORK			
<b>Total</b>			0.07
<b>Sub-Sub Total</b>			0.07
<b>MAINT. EXP. BY E.M-2</b>			
1-OTHER MAINT. WORK			
<b>Total</b>			
<b>Sub-Sub Total</b>			
<b>MAINT. EXP. BY HORT.C.</b>			
1-EXP. ON ELECTRIC & MACHINE			24.73
2-OTHER MAINT.WORK			
<b>Total</b>			24.73
<b>Sub-Sub Total</b>			24.73
<b>MAINT. EXP. BY TSCE</b>			
1-EXP.ON UNCLASSIFIED HEAD			
2-OTHER MAINT.WORK			
<b>Total</b>			
<b>Sub-Sub Total</b>			
<b>MAINT. EXP. BY GANGA JAL</b>			
1-EXP.ON WATER SUPPLY			9.07
2-EXP.ON UNCLASSIFIED HEAD			9.55
3-OTHER MAINT.WORK			
<b>Total</b>			18.62
<b>Sub-Sub Total</b>			18.62
<b>MAINT. EXP.BY M.D-1</b>			
1-EXP.ON ROAD			70.91
2-EXP.ON STRAINTH.			10.82
3-EXP.ON ROAD WIDENING			
4-EXP ON DEVELOPMENT OF SQUARE			
5-EXP.ON MUST FLOORING			
6-EXP.ON DRAINAGE			
7-EXP.ON HOUSE			
8-EXP.ON BOUNDRY			
9-EXP.ON BARBET WIRE			
10-EXP.ON WATER SUPPLY			
11-EXP.ON SEWER			
12-EXP.ON ELECT. & MACHIN.			
13-EXP.ON OTHER HEAD			
14-EXP ON HORT,CENT,VERG			

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
15	EXP.ON HORT. GREEN		
16	EXP.ON HEALTH		
17	EXP.ON FLUD PROT.		
18	EXP.ON SURVEY DESIGN		
19	EXP.ON SECUR.OF PROP.		
<b>Total</b>		81.73	
<b>Sub-Sub Total</b>		81.73	
<b>MAINT. EXP.BY M.D-2</b>			
1	EXP.ON ROAD		
2	EXP.ON STRAINTH.		0.54
3	EXP.ON ROAD WIDENING		57.66
4	EXP.ON DEVELOPMENT OF SQUARE		
5	EXP.ON MUST FLOORING		
6	EXP.ON DRAINAGE		
7	EXP.ON HOUSE		
8	EXP.ON BOUNDRY		
9	EXP.ON BARB WIRE		
10	EXP.ON WATER SUPPLY		
11	EXP.ON SEWER		
12	EXP.ON ELEC. & MACHIN.		
13	EXP.ON OTHER HEAD		49.92
14	EXP.ON HORT CENT.VERG.		
15	EXP.ON HORT.GREEN		
16	EXP.ON HEALTH		
17	EXP.ON FLUD.PROT.		
18	EXP.ON SURVEY DESIGN		
19	EXP.ON SECUR OF PROP.		
<b>Total</b>		108.12	
<b>Sub-Sub Total</b>		108.12	
<b>MAINT. EXP.BY ENCHROCH.</b>			
1	EXP.ON UNCLASSIFIED HEAD		0.38
2	OTHER MAINT.WORK		
<b>Total</b>		0.38	
<b>Sub-Sub Total</b>		0.38	
<b>MAINT. EXP.BY HORT.</b>			
1	EXP.ON HORT.GREEN		24.61
2	OTHER MAINT. WORK		
<b>Total</b>		24.61	
<b>Sub-Sub Total</b>		24.61	
<b>MAINT. EXP.BY E.MEC.</b>			
1	EXP.ON ELECTRIC & MACHINE		90.43
2	OTHER MAINT.WORK		21.68
<b>Total</b>		112.11	
<b>Sub-Sub Total</b>		112.11	
<b>MAINT. EXP.BY HEALTH</b>			

## MONTHLY REPORT FOR RECEIPT & PAYMENT

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
1-EXP. ON SECURITY ON PROPERTY		56.85	
2-OTHER MAINT.WORK			
<b>Total</b>		56.85	
<b>Sub-Sub Total</b>		56.85	
 <b>LAND ACQUITATION</b>			
1-PAYMENT TO D.L.O.		0.12	
2-PAYMENT TO FARMER		130.04	130.04
3-PAYMENT THROUGH COURT		99.29	
<b>Total</b>		229.45	130.04
<b>Sub-Sub Total</b>		229.45	130.04
<b>Sub Total</b>		1209.55	132.81
 <b>EXP.ON DEV. CONST.IND.</b>			
1-EXP.ON CCD1		0.66	
2-EXP.ON CCD2		0.72	
3-EXP.ON CCD3			
4-EXP.ON CCD4			
3-EXP.ON CCD5		41.39	
4-EXP.ON B.S.			
5-EXP.ON TSC-C			
5-EXP. ON W.DIV-1		19.86	
6-EXP.ON W.DIV-2			
7-EXP.ON E.M-1			
8-EXP.ON E.M-2			
9-OTHER DEV.WORK			
<b>Total</b>		62.63	
<b>Sub-Sub Total</b>		62.63	
 <b>EXP.ON DEV. CONST.RESI.PLOT AREA</b>			
1-EXP.ON CCD-1		39.28	
2-EXP.ON CCD-2		2.84	
3-EXP.ON CCD-3		46.97	
4-EXP.ON CCD-4			
5-EXP.ON CCD-5		41.52	
6-EXP.ON B.S.		87.72	
7-EXP.ON TSC-C			
7-EXP.ON W, DIV-1		9.24	
8-EXP.ON W, DIV-2		0.15	
9-EXP.ON ELECT.MAINT.-1		163.76	
10-EXP.ON ELECT.MAINT.-2		23.13	
11-OTHER DEV.WORK			
<b>Total</b>		414.61	
<b>Sub-Sub Total</b>		414.61	
 <b>EXP.ON DEV. CONST.RESI.HOUSE</b>			
1-EXP.ON CCD-1			
2-EXP.ON CCD-2			
3-EXP.ON CCD-3			

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
4-EXP.ON CCD-4			
5-EXP.ON CCD-5			
6-EXP.ON B.S.		252.17	
7-OTHER DEV.WORK			
		<b>Total</b>	252.17
		<b>Sub-Sub Total</b>	252.17

### EXP.ON DEV. CONST.COMM.AREA

1-EXP.ON CCD-1			
2-EXP.ON CCD-2			
3-EXP.ON CCD-3			
4-EXP.ON CCD-4			
5-EXP.ON CCD-5		2.52	
6-EXP.ON B.S.			
7-EXP.ON TSC-C			
8-EXP.ON W.DIV-1			
9-EXP.ON W.DIV-2			
10-EXP.ON E.M-1			
11-EXP.ON E.M-2			
12-OTHER DEV.WORK			
		<b>Total</b>	2.52
		<b>Sub-Sub Total</b>	2.52

### EXP.ON DEV. CONST.INSTI.AREA

1-EXP.ON CCD-1			
2-EXP.ON CCD-2			
3-EXP.ON CCD-3			
4-EXP.ON CCD-4		17.00	
5-EXP.ON CCD-5			
6-EXP.ON B.S.			
7-EXP.ON TSC-C			
8-EXP.ON W.DIV-1			
9-EXP.ON W.DIV-2			
10-EXP.ON E.M-1			
11-OTHER DEV.WORK			
		<b>Total</b>	17.00
		<b>Sub-Sub Total</b>	17.00

### EXP.ON DEV. CONST.EXT.DEV.

1-EXP.ON CCD-1		32.21	
2-EXP.ON CCD-2			
3-EXP.ON CCD-3			
4-EXP.ON CCD-4		29.14	
5-EXP.ON CCD-5		0.08	
6-EXP.ON B.S.			
7-EXP.ON TSC-C			
8-EXP.ON W.DIV-1		13.48	

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
9-EXP.ON W.DIV-2			0.46
10-EXP.ON E.M.-1			
11-EXP.ON E.M.-2			
12-EXP.ON HORT.C.			25.91
13-EXP.ON TSC-E			
14-EXP.ON GANGAJAL			4.07
15-EXP.ON M.DIV-1			
16-EXP.ON M.DIV-2			
17-EXP.ON ENCROCHMENT			
11-EXP.ON HORT.			18.19
12-EXP.ON E.MEC.			
13-EXP.ON HEALTH			
		<b>Total</b>	123.54
		<b>Sub-Sub Total</b>	123.54
<b>EXP.ON DEV. CONST.PUR.EQUIP</b>			
1-OTHER DEV.WORK			
2EXP.ON W.DIV-1			
3EXP.ON W.DIV-2			1.70
3EXP.ON E.MEC.			97.95
4EXP.ON HEALTH			
		<b>Total</b>	99.65
		<b>Sub-Sub Total</b>	99.65
<b>EXP.ON DEV. CONST.OTHER DEV.</b>			
1-EXP.ON CCD-1			
2-EXP.ON CCD-2			
3-EXP.ON CCD-3			
4-EXP.ON CCD-4			
5-EXP.ON CCD-5			
6-EXP.ON B.S.			
7-EXP.ON TSC-C			
8-EXP.ON W.DIV-1			
9-EXP.ON W.DIV-2			
5-EXP.ON E.M-1			
6-EXP.ON E.M-2			
7-OTHER DEV.WORK			
8-SHIFTING OF WORK HIGHTENTION			
		<b>Total</b>	29.24
		<b>Sub-Sub Total</b>	29.24
<b>EXP.ON DEV. CONST.VILLAGE DEV.</b>			
1-EXP.ON CCD-1			
2-EXP.ON CCD-2			
3-EXP.ON CCD-3			
4-EXP.ON CCD-4			
5-EXP.ON CCD-5			
		<b>Total</b>	0.76
		<b>Sub-Sub Total</b>	27.41
		<b>Total</b>	0.76
		<b>Sub-Sub Total</b>	6.31
		<b>Total</b>	1.15
		<b>Sub-Sub Total</b>	1.15

## MONTHLY REPORT FOR RECIEPT & PAYMENT

Name of the Authority : NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, NOIDA

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S.No.	Description	DEBIT (Rs. in Lacs)	CREDIT (Rs. in Lacs)
6-EXP.ON B.S.			
7-EXP.ON TSC-C			
8-EXP.ON W.DIV-1		15.84	
9-EXP.ON W.DIV-2		10.31	
10-EXP.ON E.M-1		0.72	
11-EXP.ON E.M-2		0.12	
12-EXP.ON HRTC			
13-EXP.ON TSC-E			
14-EXP.ON GANGA JAL			
15-EXP.ON M.DIV-1			
16-EXP.ON M.DIV-2			
17-EXP.ON ENCOCHMENT			
18-EXP.ON HORT.		0.01	
19-EXP.ON E.MEC.			
20-EXP.ON HEALTH			
		<b>Total</b>	63.39
		<b>Sub-Sub Total</b>	63.39
<b>PURCHASE</b>			
1-FURNITURE		3.40	
2-OFFICE EQUIPMENTS		11.07	
3-COMPUTERS		1.90	
		<b>Total</b>	16.37
		<b>Sub-Sub Total</b>	16.37
		<b>Sub Total</b>	1081.12
<b>DEPOSIT WORK</b>			
1-GRETAR NOIDA (JAL-2)		0.34	
2-N.S.C.Z.		15.56	
3-UNCLASSIFIED WORK (VIVIDH WORK)		0.35	
4-N.E.P.Z.		0.47	
		<b>Total</b>	16.72
		<b>Sub-Sub Total</b>	16.72
		<b>Sub Total</b>	16.72
<b>ADVANCE</b>			
1-PAY FOR STORE PURCHASE		132.61	
2-SUPPLIER PURCHASE			
3-SUPPLIER (HEALTH)			
4-PERSONAL		16.94	7.78
5-OFFICIAL WORK		0.05	
6-STAFF AGAINST PURCHASE			
		<b>Total</b>	149.60
		<b>Sub-Sub Total</b>	149.60
		<b>Sub Total</b>	149.60
		<b>Grand Total</b>	3147.31
			6610.03

Annexure 5 Details of Water Supply and Sewerage Maintenance

मुख्य अनुरक्षण अभियन्ता (जल)

*Maintenance*

## STAFF UNDER CHIEF MAINTENANCE ENGINEER(II)

Chief Maintenance Engineer	Division	Project Engineer	Asstt. Project Engineer/JE(I/C)	Junior Engineer
Sh. H.S. Yadav, CME-II	Jal-I	Sh. R.L. Mahla	Sh. Mohd. Israt	Sh. R.K. Sharma Sh. Ram Pal Sh. Narottam Singh Sh. Raj Kumar(E/M)
Sh. S.K. Srivastava, APE(T)				
Sh. B.D. Singhal, APE(T) Elect			Sh. S.K. Srivastava	Sh. Chet Ram
Sh. K. Lal, Acctt. Officer			Sh. A.K. Saxena	Sh. Rakesh Kumar Sh. N.K. Aggarwal(E/M)
Sh. Inder Mohan, P.S to CME				
Sh. R.M. Kaushik, Asstt.			Sh. M.C. Verma JE(I/C) (Hort.)	Sh. Mukesh Jain (Hort.) Sh. Satinder Giri(Hort.) Sh. Mahesh Tyagi(Hort.) Sh. Sandeep Kashyap(Hort.)
Sh. Chet Ram, JE(T) Civil	Jal-II	Sh. B.M. Pokhriyal A.P.E. (I/C)	Sh. R.K. Goel, JE(I/C)	Sh. S.K. Lal(E/M) Sh. M.R.S. Raghav
			Sh. M.D. Pandey	Sh. Kasana Sh. Shri Pal Bhati(E/M) Sh. R.K. Tyagi
	Jal-III	Sh. S.K. Gupta	1- Sh. O.P. Gupta, JE(I/C)	1- Sh. Grish Chandra
Electrical/ Mechanical-I	Sh. Vimal Manglik, A.P.E(I/C)	1- Sh B.D. Singhal 2- Sh. D.R. Arya		1- Sh. G.S. Chaudhary 2- Sh. Nagpal 3- Sh. H.S. Kardam 4- Sh. R.K. Verma
Electrical/ Mechanical-II	Sh. S.K. Gupta A.P.E.(I/C)	1- Sh. R.P. Singh		1- Sh. Gurvinder 2- Sh. D.K. Sharma 3- Sh. Rajeev Kumar 4- Sh. R.D. Sharma

**मुख्य अनुरक्षण अभियन्ता-जल  
के अधीन कार्यरत खण्डों के कार्यों का विवरण**

क्र०सं०	खण्ड का नाम	कार्य क्षेत्र (विकास एवं अनुरक्षण)
1.	जल खण्ड प्रथम	अनुरक्षण सैक्टर-1 से 27,54 से 60 एवं 62 से 66 रेनीवेल सं० 2,3, एवं 4 प्रोजेक्ट- सै०-67 से 69,93ए,93बी,104 से 110,115 से 123,127,128,131 से 135,150 से 155, SDZ- 1 से 6 , सीवेज शोधन संयंत्रों का निमाण /रेनीवेल 7 व 8 की योजना ।
2.	जल खण्ड - द्वितीय	अनुरक्षण- सैक्टर-28 से 44,46 से 53,61,71,72,80 से 83,84ए,92,93, रेनीवेल 1,5,6 प्रोजेक्ट- 45,70,73 से 79,85,86,91,94,96 से 110,114,124 से 126,136 से 144,149 SEZ,SDZ- 7 से 11 एक्सप्रेस वे के दोनों तरफ गहरी सीवर लाइन योजना ।
3.	जल खण्ड तृतीय	गंगाजल योजना ।
4.	विद्युत/यांत्रिक खण्ड प्रथम	33 के०वी० उपकेन्द्र सैक्टर-18,19/27,31,44 सैक्टर-47,63,88 एवं 126 के बाह्य विद्युतीकरण का कार्य । सैक्टर-122 में श्रमिक कुंज के सर्विस कनेक्शन इत्यादि का कार्य । डी०एस०सी० रोड के दायी तरफ के ग्रामों के विद्युतीकरण का कार्य ।
5.	विद्युत/यांत्रिक खण्ड द्वितीय	33 के०वी० उपकेन्द्र सैक्टर-47,50,56 एवं 63 । सैक्टर-71,72,80,110,122,125 एवं 127 के बाह्य विद्युतीकरण का कार्य । सैक्टर-21ए स्टेडियम का कार्य । डी०एस० रोड के बायी तरफ के ग्रामों के विद्युतीकरण का कार्य ।

नोट:- आगामी ऐसे कार्य जिनका उल्लेख ऊपर अंकित नहीं है व समय समय पर कार्यभार के अनुरूप आवंटित किये जायेंगे ।

## मुख्य अनुरक्षण अभियन्ता-द्वितीय के अधीन कार्य का विवरण

मुख्य अनुरक्षण अभियन्ता-द्वितीय के अधीन पाँच खण्ड कार्यरत हैं जो कि निम्न हैं-

- 1 जल खण्ड(प्रथम)
- 2 जल खण्ड (द्वितीय)
- 3 जल खण्ड (तृतीय)
- 4 विद्युत/यांत्रिक निर्माण खण्ड (प्रथम)
- 5 विद्युत/यांत्रिक निर्माण खण्ड (द्वितीय)

जल खण्ड (प्रथम) द्वारा सेक्टर-1 से 27, 54 से 60 एवं 62 से 66 की जलापूर्ति व सीवरेज व्यवस्था तथा रेनीवेल संख्या 2,3 व 4 का संचालन/अनुरक्षण देखा जा रहा है। साथ ही सेक्टर-67 से 69, 88,93,93 बी, 104 से 110,127, 128 एवं 132, सीवेज शोधन संयंत्रों का निर्माण तथा रेनीवेल संख्या 7 व 8 योजना का विकास कार्य देखा जा रहा है। इसके अतिरिक्त नोएडा क्षेत्र के समस्त पार्को/सेन्ट्रल वर्ज का सिविल /विद्युत यांत्रिक विकास/अनुरक्षण कार्य देखा जा रहा है।

जल खण्ड (द्वितीय) द्वारा सैक्टर-28 से 44 ,46 से 53,61,71,72,80 से 83,84,92 एवं 93 की जलापूर्ति व सीवरेज व्यवस्था तथा रेनीवेल सं० 1,5, व 6 का संचालन/अनुरक्षण देखा जा रहा है। साथ ही सैक्टर-45,96 से 101,124 से 126 तथा एक्सप्रेस वे के दोनों तरफ गहरी सीवर लाईन के कार्य का विकास कार्य देखा जा रहा है।

जल खण्ड (तृतीय) द्वारा सम्पूर्ण नोएडा क्षेत्र की गंगाजल वितरण योजना का निर्माण व संचालन कार्य देखा जा रहा है। यह कार्य उ०प्र० जल निगम द्वारा कराया जा रहा है।

विद्युत/यांत्रिक निर्माण खण्ड (प्रथम) द्वारा 33 के०वी०ए० उपकेन्द्र सैक्टर-18,19/27,31 एवं 44 का विकास कार्य, सैक्टर-47,63,88 एवं 126 का वाह्य विद्युतीकरण तथा सैक्टर-122 में श्रमिक कुर्जों का सर्विस कनेक्शन तथा डी०एस०सी० रोड की दायी तरफ के ग्रामों का विद्युतीकरण का कार्य कराया जा रहा है।

विद्युत/यांत्रिक निर्माण खण्ड (द्वितीय) द्वारा सैक्टर-47,50,56 एवं 63 के 33 के०वी० उप केन्द्र तथा सैक्टर-71,72,80,110,122,125 एवं 127 का वाह्य विद्युतीकरण, सैक्टर-21ए स्टेडियम का कार्य तथा डी०एस०सी० रोड के बायी तरफ के ग्रामों के विद्युतीकरण का विकास कार्य कराया जा रहा है।

**NOIDA BRIEF DETAILS OF WATER/ SEWERAGE/ ELECTRICAL  
SYSTEM/ROADS**

**A. WATER SUPPLY**

S.NO.	DETAILS	QTY/NOS.
1.	No of tubes wells	224 (85% Working) 190 @ 0.70 MLD=133 MLD
2.	No of Renny wells	06 @ 9MLD = 54MLD
3.	Proposed Ganga Jal	48 MLD or 20 cusec
4.	Water supply per capita	150 LPCD+15% wastage
5.	Industrial/Institutional/ Commercial demand	45 KL/HECT/DAY (Occupied area App. 1400 Hect.)
6.	Water Generating capacity	235 MLD (133+54+48)
7.	Water demand per day	181 MLD
8.	Water demand @ 172.5 LPCD for 6.85 lacs (Approx.) Population + @ 45 KLD/Hect. for 1400 Hect.	118 MLD ( Residential Demand) 63 MLD (Non Residential Demand) Total= 181 MLD
9.	Over Head Tank	37
10.	Under Ground Reservoir	35
11.	Water mains	800 KM ( Approx)
12.	On line chlorination plant	5 ( Rest water supply is being chlorinated through conventional method)
13.	On line filtration plant	08
14.	Water supply	6 to 10 AM ( morning) 6 to 9 PM ( evening)
<b>B) SEWERAGE / DRAINAGE</b>		
1.	Total Sewage ( 80% of 90 MLD) ( Assuming 6 lac pop. @ 150 lpcd)	72 MLD
2.	No of SPS	19
3.	No of STP with capacity	02 Nos ( 27 MLD ultimate 45 MLD) + 34 MLD = 61 MLD)

4.	No of oxidation pond with capacity	01 ( 9MLD)
5.	Length of sewer line	700 KM ( approx)
6.	Drainage	( mains storm water drain-19.575km)
7.	Sewerage Net Work	Sector benefited-79 Village benefited-20
8.	Total treated capacity	70 MLD
<b>C) ELECTRICITY</b>		
1.	No of street lights	24,449 .
2.	Length of streets ( main road)	172 KM
3.	Length of street light ( sectional road)	346 KM
4.	Length of street light ( Village)	103 KM
5.	Power status	1. A 220 KV Sub station located in sector-20 with an aggregate capacity of 2x160 MVA, i.e. 320 MVA  2. Four 132 KV Sub-stations located as follows: a) Phase-II at Banghel: 2X40 MVA=80 MVA  b) Sector 62: 2X40 MVA =80 MVA  c) Sector-20: 3X40 MVA=120 MVA
6.	Total length of street light	<b>621 KM</b>
<b>D) ROADS</b>		
		Total=820 kms Internal roads – 419 kms External roads-410 kms

## नौएडा क्षेत्र की जलापूर्ति व्यवस्था

नौएडा की वर्तमान अनुमानित जनसंख्या	6.85 लाख (WAPCOS के अनुसार)
63 लाख आबादी हेतु वर्तमान धरेलू जल माँग (172.50 LPCD )	118.00 एम0एल0डी0
औद्योगिक/व्यवसायिक/संस्थागत क्षेत्र हेतु जल माँग (अनुमानित 1400 हेक्टेअर कार्यशील भूमि हेतु 45 KLPH)	63.00 एम0एल0डी0
अ जल माँग	181.00 एम0एल0डी0
	(85 MLD गंगा जल 96 MLD भू-जल)
अ उत्सर्जन क्षमता	235.00 एम0एल0डी0
ब) नलकूप- 224 (85% कार्यशील) = 190 @ 0.70 MLD	= 133
ग) रेनीवेल- 6 @ 9 MLD	= 54
गंगाजल -	= 48
	235 एम0एल0डी0
द) विधि	क्लोरीनेशन
2011 तक जल माँग अनुमानित आबादी 10.49 लाख)	337 एम0एल0डी0 (157MLD गंगाजल, 180MLD भू-जल)
2021 तक जल माँग अनुमानित आबादी 18.25 लाख)	553 एम.एल.डी. (302MLD गंगाजल, 251 MLD भू-जल)

# Water Supply System

## जलापूर्ति व्यवस्था

सम्पूर्ण नोएडा क्षेत्र की जलापूर्ति हेतु 224 नलकूपों, 6 रेनीवैलों एवं लगभग 20 क्यूसेक गंगा जल की सहायता ली जा रही है। वर्तमान जलापूर्ति की मांग लगभग 150 एम0एल0डी0 है जिसमें 6.85 लाख की आबादी हेतु 172.5 LPCD की दर से 118 एम0एल0डी0 की domestic requirement है एवं आवासीय/औद्योगिक व वाणिज्यिक क्षेत्र हेतु occupied area लगभग 1400 हेक्टेयर हेतु 45 कि0ली0/हेक्टेयर की दर से 63 एम0एल0डी0 की आवश्यकता भी सम्मिलित हैं। सम्पूर्ण नोएडा क्षेत्र को 35 जोन में बांटा गया है। इस हेतु 35 भूमिगत जलाशय निर्मित हैं व 37 अपर जलाशय स्थापित हैं। समस्त पेयजल का विधिवत क्लोरिनेशन कर आपूर्ति हेतु छोड़ा जाता है। इस हेतु आधुनिक तकनीक के "On line chlorination plants" भी लगाये जा रहे हैं। अब तक 4 भूमिगत जलाशयों सेक्टर-1, 15ए, 22 तथा 62 में यह प्लान्ट लगाये जा चुके हैं। इसी प्रकार उच्चतम गुणवत्ता की जलापूर्ति हेतु आधुनिकतम तकनीक के "On line filtration plants" भी लगाये जा रहे हैं। अब तक 10 अपर जलाशयों सेक्टर-15ए, 19, 24, 25(K), 35, 41, 94, 22, 25, 51 व चार (4) अदद सेक्टर-62 में स्थापित किये जा चुके हैं। अन्य छित जलाशयों पर भी "On line filtration plants" लगाने की योजना तैयार की जा रही है। सिल्वर योनाइजेशन विधि से disinfection करने का प्रस्ताव भी विचाराधीन है।

नोएडा क्षेत्र को उच्चतम गुणवत्ता की जलापूर्ति उपलब्ध कराने की दृष्टि से 48 एम0एल0डी0 गंगाजल लाने एक महत्वाकांक्षी योजना लगभग पूर्ण हो चुकी है तथा यह योजना आंशिक रूप से प्रथम चरण में गंगाजल की पूर्ति हेतु जनवरी, 2004 में चालू की जा चुकी है। इसे हापुड के पास मसूरी-डासना फाल से ग्रेविटी के माध्यम से गेयाबाद जिले में एन0एच0-24 पर नोएडा/गाजियाबाद सीमा के पास प्रताप विहार में निर्मित जलशोधन संयंत्र पर कर उसे शोधित कर नोएडा में लाया जा रहा है। इस शोधित गंगाजल को नोएडा भूजल में मिलाकर नोएडा क्षेत्र जलापूर्ति प्रारम्भ कर दी गई है। इस गंगाजल के भण्डारण हेतु एक मुख्य भूमिगत जलाशय 25000 कि0ली0 का स्-65 में स्थापित है। जहाँ ये यह जल 5 क्षेत्रिय भूमिगत जलाशयों में व वहाँ से अन्य जोनल भूमिगत जलाशयों में डुंधाया जाना है, तदनुसार ही भूमिगत जलाशयों में भूजल के साथ मिश्रित कर नोएडा वासियों को प्रथम चरण में इत सेक्टरों में सुचारु रूप से सप्लाई प्रारम्भ कर दी गई है।

इसके अतिरिक्त किस क्षेत्र में कितना गंगाजल मिलाया जाए इसकी रिपोर्ट जल सम्बंधी कार्यों की भारत की विख्यात सलाहकार संस्था M/s WAPCOS से तैयार कराई जा रही है जिसमें वर्तमान में पानी की मांग को देखते हुए इसे उच्च गुणवत्ता का बनाने हेतु मिश्रण का प्रतिशत निर्धारित करने हेतु रिपोर्ट प्रस्तुत करनी है। इसी भविष्य की मांग को दृष्टिगत करते हुए 80 क्यूसेक अतिरिक्त गंगाजल प्राप्त करने हेतु शासन स्तर पर प्रयास

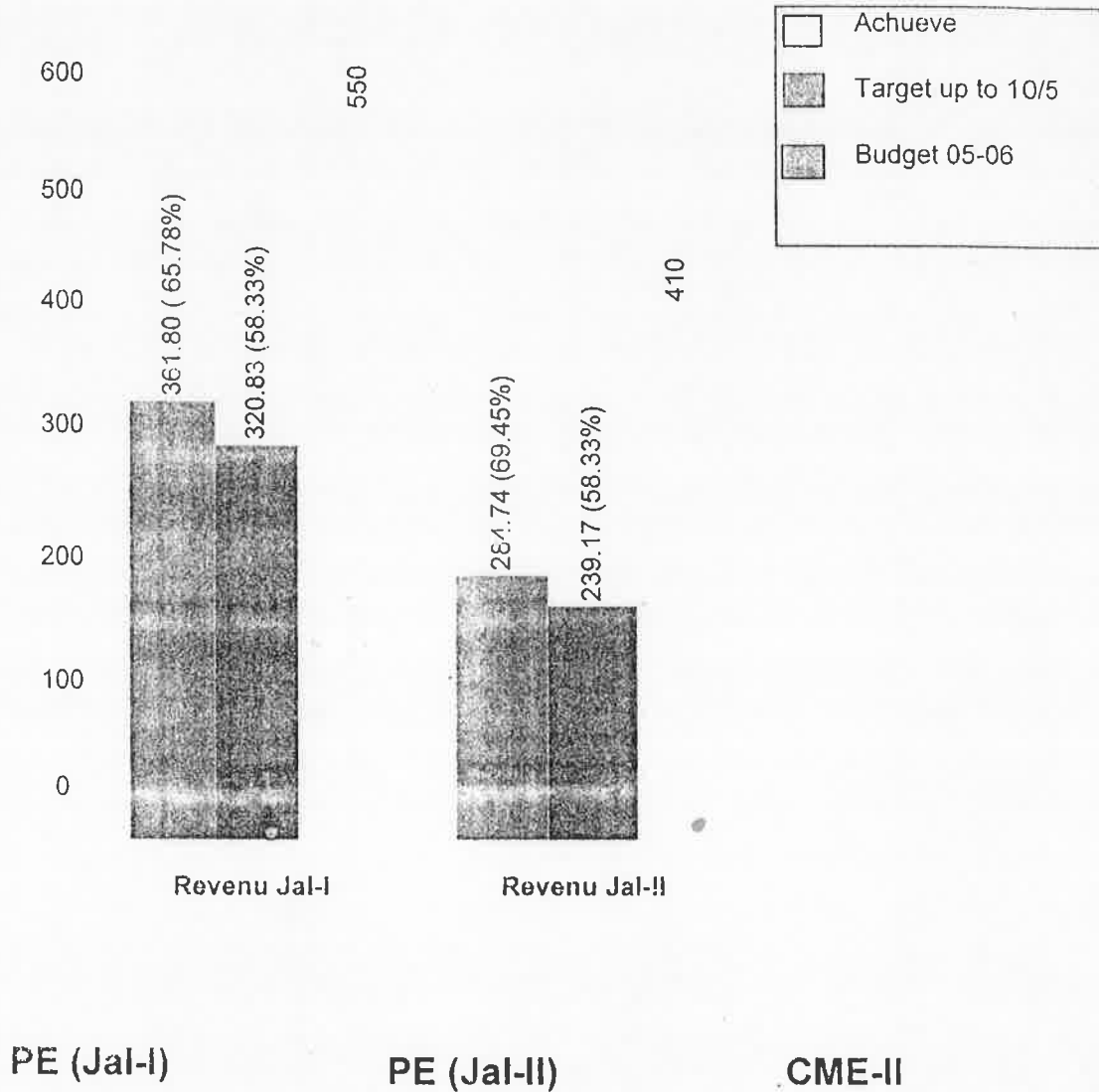
रू कर दिए गये हैं। शासन द्वारा 50 क्यूसेक गंगाजल देने का निर्णय लिया गया है जिस हेतु सिंचाई विभाग द्वारा ग नहर की लाईनिंग कराने हेतु रू0 65.00 करोड की माँग की गयी है। जिससे सीपेज लोस रोक कर कृषि क्षेत्र में सिंचाई को प्रभावित होने से बचाते हुये नौएडा को गंगाजल उपलब्ध कराया जा सके। इस हेतु नौएडा प्राधिकरण मंत्रालय की बैठक में इसका अनुमोदन भी प्राप्त कर लिया गया है तथा इसे सिंचाई विभाग को अवगत करते हुये उनसे आगणन माँगा गया है। प्राधिकरण द्वारा भारत सरकार की संस्था मै0 वाष्कोस से मास्टर प्लान-21(जलापूर्ति व्यवस्था) तैयार करा लिया गया है जिसे अनुमोदनार्थ की प्रक्रिया में है। मै0 वाष्कोस को जलापूर्ति की Detailed Engineering का कार्य भी 21.6.2005 को सौंपा गया है जिसे उनके द्वारा 9 माह में पूरा किया जाना है।

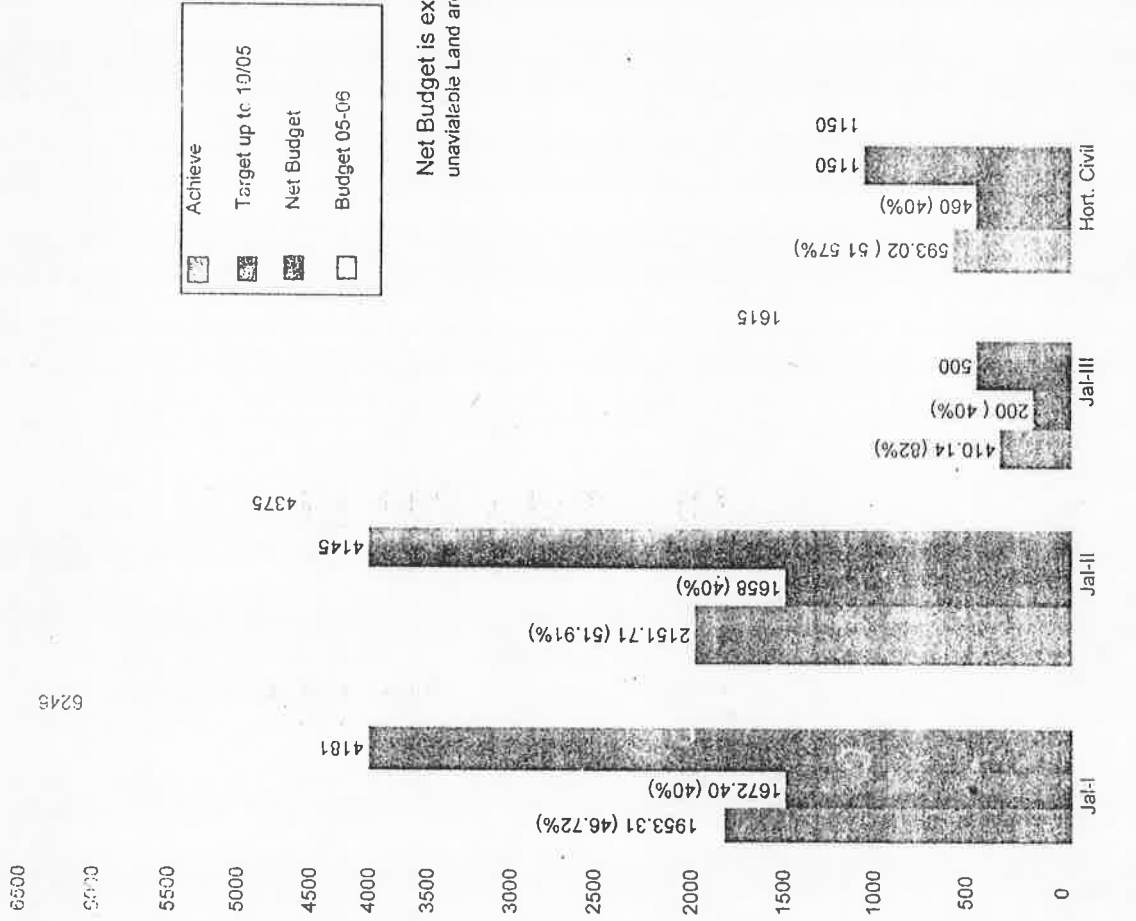
## सीवरेज व्यवस्था (संक्षिप्त विवरण)

विकसित नोएडा क्षेत्र को सीवरेज नेटवर्क से जोड़ा गया है। कुल domestic सीवरेज उत्सर्जन लगभग 72 एम०एल०डी० है। यह नोएडा क्षेत्र की छः लाख की अनुमानित जनसंख्या की CPHEEO मानक के अनुरूप 150 एम०पी०सी०डी० की दर से पानी उपलब्ध कराने के आधार पर कुल 90 एम०एल०डी० की वांछित जलापूर्ति का 80 प्रतिशत है। औद्योगिक/संस्थागत एवं वाणिज्यिक क्षेत्रों हेतु 45 कि०ली०/हैक्टेयर की दर से जलापूर्ति की जाती है। व क्षेत्रों से निकलने वाले निष्प्रयोज्य जल को औद्योगिक प्रतिष्ठानों द्वारा स्वयं शोधित कर नालों में डाला जाना चाहिए। जिसमें अनियमितता की जाती है एवं अशोधित जल सीवर संयोजन में प्रवाहित कर दिया जाता है। इस पर दूषण नियंत्रण बोर्ड को नियंत्रण करना होता है। सीवेज निस्तारण हेतु वर्तमान में 19 सीवेज पम्पिंग स्टेशन कार्यशील हैं। इसके अतिरिक्त 22 सीवेज पम्पिंग स्टेशन स्थापित किये जाने प्रस्तावित हैं। इसमें से 10 सीवेज पम्पिंग स्टेशन नोएडा/ग्रेटर नोएडा एक्सप्रेस हाइवे पर उ०प्र० जल निगम लि० द्वारा निर्मित किये जा रहे थे जो शासन द्वारा रोक हेतु रोक दिये गये है तथा प्राधिकरण के जल खण्डों द्वारा 15 एवं 31 में एस०पी०एस० निर्माणाधीन है तथा 106 (गेल) एवं 122 में एस०पी०एस० की निविदा आमंत्रित की जा रही है। सेक्टर-54,68, 73,91, 82/110,115,136 व 138 में भी एस०पी०एस० वाफ्कोस द्वारा प्रस्तावित किये गये हैं।

सीवर के शोधन हेतु सेक्टर-54 में 9 एम०एल०डी० का एक औक्सिडेशन पोण्ड तथा 27 एम०एल०डी० (उच्चिकृत क्षमता 45 एम०एल०डी०) "UASB" तकनीक पर आधारित शोधन संयंत्र तथा सेक्टर-50 में 1 एम०एल०डी० का एक UASB तकनीक पर आधारित शोधन संयंत्र स्थापित हैं। इस प्रकार कुल 70 एम०एल०डी० का शोधन क्षमता है। सेक्टर-54 में स्थापित सीवेज ट्रीटमेंट प्लान्ट को 57 एम०एल०डी० से 5 एम०एल०डी० करने की योजना तैयार की जा रही है। भविष्य में दो अन्य स्थानों पर सेक्टर-123 एवं सेक्टर-155 व युमुना पुश्ते के मध्य की जगह पर भी क्रमशः 53 एम०एल०डी० एवं 111 एम०एल०डी० का सीवेज शोधन संयंत्र स्थापित करने की योजना तैयार की जा रही है। एक्सप्रेस हाइवे के साथ साथ निर्मित पम्पिंग स्टेशनों को सेक्टर-155 के शोधन संयंत्र से जोड़ा जाएगा। इन सीवेज ट्रीटमेंट प्लान्ट के नियोजन/परिकल्पना एवं निर्माण ड्राईंग तैयार करने हेतु दिनांक 9.9.2004 को M/s WH, Mumbai को कन्सलटेंट नियुक्त किया गया है। यह संस्था परिकल्पना निर्माण ड्राईंग व Tender Document तैयार करने की कार्यवाही पूर्ण करेगी तदोपरान्त निर्माण की कार्यवाही प्रारम्भ की जायेगी। भारत सरकार की संस्था मै० वेफ्कोस द्वारा मास्टर प्लान -2021 (सीवरेज व्यवस्था) तैयार कर लिया गया है जिसका presentation भी उनके द्वारा कर दिया गया है। नोएडा क्षेत्र की सीवरेज व्यवस्था की Detailed Engineering का कार्य भी 16.6.2005 का मै० वेफ्कोस को दिया गया है जिसे उनके द्वारा 9 माह में पूरा किया जाना है।

## Chief Maintenance Engineer-II Progress up to Oct. 05





Net Budget is excluding of unplanned work,  
unavailable Land area & delay due to store

CME-II

PE (Jal-III)

PE (Jal-II)

PE (Jal-I)

**कार्यालय मुख्य अनुरक्षण अभियन्ता-द्वितीय**  
**सैक्टर-5, नौएडा**

पत्रांक:- नौएडा/गु0अ0अ0-11/2005/  
दिनांक:-

मुख्य वित्त एवं लेखाधिकारी  
नौएडा

प्रगति समीक्षा जल प्रथम/द्वितीय/तृतीय, विद्युत निर्माण खण्ड प्रथम/द्वितीय/टी0ए0सी0  
(वि0/याँ0) एवं उद्यान सिविल माह अक्टूबर, 2005 तक।

1. जल खण्ड प्रथम

रु0 लाख में

क्र. सं०	मद	प्रस्तावित बजट 2005-06	माह 30 सितम्बर, 2005 तक के व्यय	माह अक्टूबर, 2005 के व्यय	माह अक्टूबर, 2005 तक के व्यय	प्रगति प्रतिशत में
1.	विकास कार्य	4201.00	444.75	201.24	645.99	
2.	अनुरक्षण कार्य	1795.00	941.93	288.29	1230.22	
3.	ग्राम विकास	250.00	67.27	9.83	77.10	
	योग	6246.00	1453.95	499.36	1953.31	31.27%

2. जल खण्ड द्वितीय

क्र. सं०	मद	प्रस्तावित बजट 2005-06	माह 30 सितम्बर, 2005 तक के व्यय	माह अक्टूबर, 2005 के व्यय	माह अक्टूबर, 2005 तक के व्यय	प्रगति प्रतिशत में
1.	विकास कार्य	2230.00	655.20	216.42	871.62	
2.	अनुरक्षण कार्य	1795.00	778.55	271.81	1050.36	
3.	ग्राम विकास	300.00	168.84	60.89	229.73	
4.	उपकरण एवं संयंत्र	50.00	-	-	-	
	योग	4375.00	1602.59	549.12	2151.71	49.18%

3. जल खण्ड तृतीय

क्र. सं०	मद	प्रस्तावित बजट 2005-06	माह 30 सितम्बर, 2005 तक के व्यय	माह अक्टूबर, 2005 के व्यय	माह अक्टूबर, 2005 तक के व्यय	प्रगति प्रतिशत में
1.	विकास कार्य	500.00	221.16	112.13	333.29	
2.	अनुरक्षण कार्य	1115.00	49.88	26.97	76.85	
	योग	1615.00	271.04	139.10	410.14	35.40%

4. उद्यान सिविल

क्र. सं०	मद	प्रस्तावित बजट 2005-06	माह 30 सितम्बर, 2005 तक के व्यय	माह अक्टूबर, 2005 के व्यय	माह अक्टूबर, 2005 तक के व्यय	प्रगति प्रतिशत में
1.	विकास कार्य	890.00	274.52	207.07	481.59	
2.	अनुरक्षण कार्य	260.00	72.08	39.35	111.43	
	योग	1150.00	346.60	246.42	593.02	51.57%

5. विद्युत निर्माण खण्ड प्रथम

क्र. सं०	मद	प्रस्तावित बजट 2005-06	माह 30 सितम्बर, 2005 तक के व्यय	माह अक्टूबर, 2005 के व्यय	माह अक्टूबर, 2005 तक के व्यय	प्रगति प्रतिशत में
1.	विकास कार्य	1325.00	381.69	92.76	474.45	
2.	अनुरक्षण (भवन)	30.00	16.96	1.40	18.36	
3.	ग्राम विकास	80.00	12.12	0.46	12.58	
	योग	1435.00	410.77	94.62	505.39	35.22%

6. विद्युत निर्माण खण्ड द्वितीय

क्र. सं०	मद	प्रस्तावित बजट 2005-06	माह 30 सितम्बर, 2005 तक के व्यय	माह अक्टूबर, 2005 के व्यय	माह अक्टूबर, 2005 तक के व्यय	प्रगति प्रतिशत में
1.	विकास कार्य	1325.00	1664.38	88.11	1752.49	
2.	ग्राम विकास कार्य	50.00	6.12	5.27	11.39	
3.	स0प्र0 पावर कारपोरेशन	900.00	-	-	-	
	योग	2275.00	1670.50	93.38	1763.88	77.53%

7. विद्युत खण्ड टी0ए0सी

क्र. सं०	मद	प्रस्तावित बजट 2005-06	माह 30 सितम्बर, 2005 तक के व्यय	माह अक्टूबर, 2005 के व्यय	माह अक्टूबर, 2005 तक के व्यय	प्रगति प्रतिशत में
1.	गुणवत्ता जॉच	60.00	-	-	-	
2.	वाह्य विकास कार्य फाउन्टेन एवं लाईट)	100.00	89.71	0.67	90.38	
3.	फाउन्टेन एवं लाईट का अनुरक्षण	50.00	11.96	3.47	15.43	
4.	विद्युत बिल	20.00	5.48	-	5.48	
	योग	230.00	107.15	4.14	111.29	
	महा योग	17326.00	5862.60	1626.14	7481.74	43.22%

जल एवं राजस्व(प्राप्तियों)

क्र. सं.	मद	प्रस्तावित बजट 2005-06	माह 30 सितम्बर, 2005 तक के व्यय	माह अक्टूबर, 2005 के व्यय	माह अक्टूबर, 2005 तक के व्यय	प्रगति प्रतिशत में
1.	जल खण्ड-प्रथम	550.00	314.96	46.84	361.80	
2.	जल खण्ड-द्वितीय	410.00	255.93	28.81	284.74	
	योग	960.00	570.89	75.65	646.54	67.35 %

सार Summary

क्र. सं.	मद	प्रस्तावित बजट 2005-06	माह 30 सितम्बर, 2005 तक के व्यय	माह अक्टूबर, 2005 के व्यय	माह अक्टूबर, 2005 तक के व्यय
1.	विकास कार्य	10571.00	3731.41	4559.93	8291.34
2.	अनुरक्षण काय	5065.00	1876.84	2489.52	4366.36
3.	ग्राम विकास	680.00	254.35	330.80	585.15
4.	उपकरण एवं संयंत्र	50.00	-	-	-
5.	गुणवत्ता जाँच	60.00	-	-	-
6.	उ0प्र0 पावर कारपोरेशन ( नया हेड)	900.00	-	-	-
	योग	17326.00	5862.60	7380.25	13242.85

(के0लाल)  
लेखाधिकारी

माथुर जॉच आयोग के अन्तर्गत मुख्य अनुरक्षण अभियन्ता  
(जल/वि०/याँ०) के कार्य

क्र० सं०	कार्य	बाह्य संस्था का नाम	आगणन की लागत (रु० करोड में)	भुगतान की धनराशि अगस्त-03 (रु० करोड में)	शेष धनराशि (रु० करोड में)	टिप्पणी
1.	एक्सप्रेस हाइवे के साथ गहरी सीवर लाईन का कार्य।	उ०प्र० जल निगम	98.33	24.24	74.09	मु०अनु०अभि० (जल)
2.	सेक्टर-105 व 108 में सीवर लाइन बिछाने का कार्य।	उ०प्र० जल निगम	5.40	1.46	3.94	मु०अनु०अभि० (जल)
3.	नौएडा - ग्रेटन नौएडा एक्सप्रेस वे पर पथ प्रकाश व्यवस्था।	उ०प्र० जल निगम	18.20	16.64	1.56	मु०अनु०अभि० (वि०/याँ०)

(एच०एस० यादव)  
मुख्य अनुरक्षण अभियन्ता (जल)

नौएडा- ग्रेटर नौएडा एक्सप्रेस वे के दोनों तरफ गहरी सीवर लाईन के कार्य एवं उस पर  
माथुर आयोग द्वारा की जा रही जाँच की अद्यतन स्थिति का संक्षिप्त विवरण ।

1. उ०प्र० जल निगम के महा प्रबन्धक (एन-10) द्वारा दिनांक 12.7.2002 को तत्कालीन मुख्य कार्यपालक अधिकारी महोदय के सक्षम उपरोक्त कार्य उ०प्र० जल निगम से कराने का अनुरोध किया गया है ।
2. उ०प्र० जल निगम के प्रस्ताव पर तत्कालीन मुख्य कार्यपालक अधिकारी द्वारा दिनांक 25.7.2002 को सैद्धान्तिक स्वीकृति प्रदान की गयी ।
3. उ०प्र० जल निगम द्वारा एक्सप्रेस वे के दोनों तरफ गहरी सीवर के कार्य का रू० 22433.52 लाख का आगणन दिनांक 8.8.2002 को प्रस्तुत किया गया ।
4. नौएडा प्राधिकरण की आगणन समिति द्वारा आगणन का परीक्षण किया । परीक्षित आगणन की पुनरीक्षित राशि रू० 9833.39 लाख आयी । आगणन समिति ने विस्तृत आगणन बनाने तथा आगणन को किसी बाह्य विख्यात विशेषज्ञ संस्था से परीक्षित कराने की टिप्पणियों के साथ आगणन परीक्षित किया ।
5. दिनांक 23.9.2002 को नौएडा प्राधिकरण एवं उ०प्र० जल निगम के मध्य एम०ओ०यू० हस्ताक्षरित किया गया । कार्य सम्पादन हेतु दो वर्ष का समय रखा गया ।
6. दिनांक 28.9.2002 को मुख्य कार्यपालक अधिकारी द्वारा आगणन को स्वीकृति प्रदान की गयी ।
7. दिनांक 3.10.2002 को एम०ओ०यू० की शर्तों के अनुरूप 15 प्रतिशत मोबालाईजेशन एडवांस जो कि रू० 1385.14 लाख था । मुख्य कार्यपालक अधिकारी महोदय द्वारा उ०प्र० जल निगम को निर्गत किया गया ।
8. उ०प्र० जल निगम के द्वारा नौएडा प्राधिकरण की शर्तों के अनुरूप सन्दर्भित कार्य का विस्तृति आगणन तैयार किया गया तथा आई०आई०टी० रूडकी से आगणन की जाँच करायी गयी । आई०आई०टी०, रूडकी द्वारा परीक्षित विस्तृति आगणन की राशि रू० 9833.39 लाख आयी । इस आगणन को उ०प्र० जल निगम द्वारा दिनांक 13.01.2003 को नौएडा प्राधिकरण को प्रस्तुत किया गया ।
9. दिनांक 24.1.2003 को तत्कालीन मुख्य कार्यपालक अधिकारी महोदय द्वारा आई०आई०टी० रूडकी से परीक्षित रू० 9833.39 लाख के आगणन का अवलोकित कर कार्य प्रारम्भ कराने की अनुमति दी ।
10. प्राधिकरण को एम०ओ०यू० की शर्तों के अनुरूप निर्गत एडवांस राशि का 75 प्रतिशत व्यय होने के उपरान्त उ०प्र० जल निगम को उसकी प्रतिपूर्ति करनी थी । उ०प्र० जल निगम लि० को एडवांस राशि रू० 1385.14 लाख का 75 प्रतिशत व्यय कर लेने के उपरान्त दिनांक 9.5.2003 को पुनः रू० 1038.85 लाख की प्रतिपूर्ति तत्कालीन मुख्य कार्यपालक अधिकारी महोदय द्वारा किया गया ।
11. दिनांक 26.8.2003 को तत्कालीन मुख्य कार्यपालक अधिकारी महोदय द्वारा उ०प्र० जल निगम को पुनः रू० 800.00 लाख के प्रतिपूर्ति की अनुमति दी गयी परन्तु उ०प्र० शासन द्वारा दिनांक 30.8.2003 को इस भुगतान को रोक दिया गया ।

12. दिनांक 01.9.2003 को उ0प्र0 शासन द्वारा सन्दर्भित कार्य के निर्माण को रोकते हुये उस पर जाँच बैठा दी गयी ।
13. वर्तमान में यह जाँच माथुर आयोग द्वारा की जा रही है ।
14. तत्कालीन जाँच अधिकारी श्री ब्रजेश कुमार द्वारा इस कार्य की जाँच में सरओवन विलियम जो कि एक स्वतंत्र निजी विशेषज्ञ संस्था है से कराने के आदेश दिये गये । मै0 सरओवन विलियम को यह कार्य दिनांक 17.12.2003 को आबंटित किया गया ।
15. दिनांक 28.7.2004 को मै0 सर ओवन विलियम द्वारा अपनी अंतिम रिपोर्ट प्रस्तुत की गयी ।
16. जाँच रिपोर्ट में उद्घृत समस्त गुणवत्ता सम्बन्धी तकनीकी बिन्दुओ की जाँच मुख्य कार्यपालक अधिकारी महोदय के दिनांक 20.9.2003 के निर्देश पर आई0आई0टी0, दिल्ली से करायी गयी तथा परिकल्पना के बिन्दु पर उ0प्र0 जल निगम को आई0टी0टी0 रुडकी से मन्तव्य प्राप्त करने का निर्देश दिया गया । सीवर लाईन के ग्रडिएन्ट की जाँच उ0प्र0 जल निगम प्राधिकरण एवं जाँच संस्था सर ओवन विलियम के प्रतिनिधि की संयुक्त टीम से कराई गयी । यह समस्त रिपोर्ट प्राप्त हो चुकी है तथा माथुर आयोग को उपलब्ध करा दी गयी है । मात्र Lump-sum आधार पर ली गयी कुछ विश्लेषण उ0प्र0 जल निगम से प्राप्त नहीं हुआ था । उनके द्वारा दर विश्लेषण दिनांक 8.4.2005 को प्रस्तुत किया गया है । जिसे मुख्य कार्यपालक अधिकारी महोदय के दिनांक 20.8.2004 के निर्देश पर प्राधिकरण के टेक्निकल आडिट सेल द्वारा परीक्षित कराया जा रहा है । दरों का परीक्षण होने के उपरान्त Lump-sum मदों की दरों का निधारण किया जायेगा ।
17. उपरोक्त कार्य के बन्द रहने से एक्सप्रेस-वे के दोनों तरफ पड़ने वाले विकासाधीन सेक्टरों में सीवर व्यवस्था नहीं उपलब्ध करायी जा सकती है ।

विषय:- सैक्टर-105 व 108 में सीवर लाइन बिछाने के कार्य की अद्यतन स्थिति का संक्षिप्त विवरण

मुख्य परियोजना अभियन्ता नौएडा के पत्र सं० नौएडा/मु०प०अ०/2002/520 (ए) दिनांक 26.7.2002 के अनुपालन में कन्सट्रक्शन एण्ड डिजायन सर्विसेस यूनिट-31, उ०प्र० जल निगम द्वारा सैक्टर-105 व 108 के सीवर एवं विद्युतीकरण कार्य हेतु संयुक्त रूप से रू० 1552.23 लाख का आगणन दिनांक 26.10.02 को तैयार किया गया है ।

दिनांक 31.10.2002 को सैक्टर-105 व 108 के सीवर एवं विद्युत कार्य हेतु कन्सट्रक्शन एण्ड डिजायन सर्विसेस उ०प्र० जल निगम के पक्ष में रू० 1552.23 लाख का ए०ओ०यू० गठित हुआ जिसमें सीवर हेतु रू० 540.77 लाख प्रावधानित था जिसकी कार्य प्रारम्भ करने की तिथि 26.10.2002 तथा कार्य समाप्ति की तिथि 25.04.2004 थी ।

सीवर कार्य के विरुद्ध रू० 145.76 लाख का Mobilization advance का भुगतान कार्यदायी संस्था के पक्ष में अवमुक्त हो चुका है । रू० 203.00 लाख का भुगतान प्रशासनिक आदेशों के अनुपालन में रोक दिया गया है ।

वाधित कार्य की जाँच तत्कालीन अध्यक्ष एवं मुख्य कार्यपालक अधिकारी महोदय श्री वृजेश कुमार द्वारा दिये गये निर्देशों के अनुपालन में कार्यालय आदेश सं० नौएडा/व०प०अ० /जोन-प्रथम/2005 दिनांक 24.11.2004 के द्वारा मै० ओवेन विलियम इनोवेस्टमेन्ट लि० को आगणनों की जाँच एवं Test checking of quality of works की जाँच का काम सौंपा गया । जिसकी रिपोर्ट प्राप्त हो चुकी है । जाँच रिपोर्ट एवं समस्त प्रपत्र श्री माथुर आयेग को प्रेषित किया जा चुके है । लगभग 80 प्रतिशत कार्य पूर्ण हो चुका है, वर्तमान में कार्य रूका हुआ है ।

(आर०एल० माहला)  
परियोजना अभियन्ता जल - प्रथम

(एच०एस० यादव)  
मुख्य अनुरक्षण अभियन्ता (जल)

नौएडा-ग्रेटर नौएडा एक्सप्रेस वे पर पथ प्रकाश व्यवस्था के कार्य एवं उस पर  
माथुर आयोग द्वारा की जा रही जाँच की अद्यतन स्थिति को संक्षिप्त विवरण ।

1. परियोजना प्रबन्धक, उ०प्र० जल निगम लि० ने दिनांक 29.5.2002 को एक्सप्रेस वे पर पथ प्रकाश का कार्य उ०प्र० जल निगम से कराने का अनुरोध तत्कालीन, मुख्य कार्यपालक अधिकारी महोदय से किया ।
2. तत्कालीन मुख्य कार्यपालक अधिकारी महोदय द्वारा दिनांक 17.6.2002 को कार्य उ०प्र० जल निगम से कार्य कराने की सैद्धान्तिक स्वीकृति दी गयी तथा आगणन प्रस्तुत करने के निर्देश दिये गये।
3. उ०प्र० जल निगम से प्राप्त आगणन जिसमें ₹० 1182.48 लाख नौएडा क्षेत्र के 6 लेन एक्सप्रेस-वे के पथ प्रकाश का था तथा ₹० 222 लाख ग्रेटर नौएडा क्षेत्र के एक्सप्रेस-वे के पथ प्रकाश का था, की स्वीकृति तत्कालीन अध्यक्ष एवं मुख्य कार्यपालक अधिकारी द्वारा दिनांक 16.12.2002 को दी गयी ।
4. तत्कालीन अध्यक्ष एवं मुख्य कार्यपालक अधिकारी द्वारा एक्सप्रेस -वे को 6 लेन से 8 लेन करने का निर्णय दिनांक 31.8.2002 को लिया गया ।
5. उ०प्र० जल निगम ने दो अतिरिक्त लेन को दृष्टिगत करते हुये ₹० 416.12 लाख का विचलन प्रस्तुत किया जिससे कार्य की पुनरीक्षित लागत ₹० 1820.60 लाख हो गयी । विचलित ₹० 416.12 लाख का अनुमोदन तत्कालीन अध्यक्ष एवं मुख्य कार्यपालक अधिकारी महोदय द्वारा दिनांक 16.12.2002 को दिया गया ।
6. एक्सप्रेस-वे पर पथ प्रकाश लेन की संस्था की जाँच उच्चाधिकारियों के निर्देश पर आई०आई०टी० दिल्ली से करायी गयी । आई०आई०टी० से प्राप्त दिनांक 13.8.2003 एवं 20.8.2003 की रिपोर्ट में प्राविधानों को ठीक पाया गया ।
7. सन्दर्भित कार्य की जाँच तत्कालीन अध्यक्ष एवं मुख्य कार्यपालक अधिकारी महोदय द्वारा स्वतंत्र निजी विशेषज्ञ संस्था मै० आर्किटेक्ट स्टूडियो से कराने के निर्देश दिये ।
8. मै० आर्किटेक्ट स्टूडियो द्वारा प्रस्तुत अंतिम जाँच आख्या मे दरों इत्यादि को उचित पाया गया । तत्काली अध्यक्ष एवं मुख्य कार्यपालक अधिकारी महोदय द्वारा दरों की जाँच पुनः भारत सरकार विशेषज्ञ संस्था राइट्स से कराने के निर्देश दिये गये । राइट्स द्वारा भी प्रस्तुत रिपोर्ट में दरों को उचित पाया गया ।
9. उपरोक्त सनस्त रिपोर्ट उ०प्र० शासन द्वारा नियुक्त माथुर जाँच आयोग को उपलब्ध करा दी गयी है । अन्तिम भुगतान शासन से निर्देश प्राप्त होने पर किया जायेगा ।
10. कार्य समाप्त हो चुका है तथा उ०प्र० जल निगम द्वारा दिनांक 16.6.2004 को नौएडा प्राधिकरण को हस्तांतरित कर दिया गया है । पथ प्रकाश कार्यशील है ।

Annexure 6 Details of Park Maintenance

उद्यान विभाग नौएडा में वर्ष 1980 से कार्यरत है। स्वच्छ नौएडा - हरित नौएडा का नारा साकार करते हुए नौएडा के मास्टर प्लान के अनुसार 2021 तक कुल 1800 एकड़ पार्क, 5000 रोड़ कि.मी. सड़कों के किनारे वृक्षारोपण एवं 3600 एकड़ हरित क्षेत्र विकसित करने का लक्ष्य है। वर्ष 2004-05 तक 684 एकड़ पार्क 980 एकड़ हरित पट्टी एवं 1250 रोड़ कि.मी. पथवृक्षारोपण का क्षेत्र एवं तीन पौधशालाओं को विकसित किया जा चुका है। गत वर्ष तक नौएडा की कुल अधिग्रहित भूमि 14873.112 एकड़ का 14.0% हरीतिमा से आच्छादित किया जा चुका है। नौएडा में वर्ष 2005 तक लगभग 15.0 लाख वृक्षारोपण किया जा चुका है जिसमें से लगभग 12.50 लाख पौधे सड़क, ग्रीन बैल्ट एवं पार्कों में जीवित हैं तथा अब तक हुए हरित विकास को दृष्टिगत रखते हुए वर्ष 2021 तक आगामी वर्षों में प्रत्येक वर्ष औसतन 100 एकड़ पार्क, 212 रोड़ कि.मी. पथ वृक्षारोपण एवं 170 एकड़ हरित क्षेत्र विकसित किया जाना होगा। वर्ष 2005-06 के अंत तक नौएडा के अधिग्रहित क्षेत्र 15702.396 एकड़ के सापेक्ष 16.0% हरीतिमा से आच्छादित करने का लक्ष्य है।

**विकास कार्य** - वित्तीय वर्ष 2005-2006 में 2,50,222.00 पौधें रोपित किये जायेंगे तथा निम्नलिखित विकास कार्य प्रस्तावित है।

1. पार्क विकास कार्य - 159.87 एकड़
2. पथ वृक्षारोपण विकास कार्य - 111.00 कि.मी.
3. हरित पट्टिकाओं विकास कार्य - 79.03 एकड़

1. **पार्कों का विकास कार्य** - वर्ष 2005-2006 में कुल 159.87 एकड़ पार्कों का विकास कार्य कराया जाना प्रस्तावित है। जिसका संक्षिप्त विवरण निम्न प्रकार है।

**ए-श्रेणी** - ए-श्रेणी के पार्कों में अलंकृत वृक्ष एवं झाड़ियों का रोपण, Selection-1 घास, पैदल पथ, रॉकरी, मौसमी फूलों की क्यारियाँ आवश्यकतानुसार फाउन्टेन एवं लाईट आदि का प्रावधान किया जाता है। ए-श्रेणी के पार्कों में सिटी सेंटर, वाई.आर.एफ.-प्रथम, द्वितीय, नवग्रह वाटिका के साथ पार्क विकास सैक्टर-6,8,11,19, 25ए,26, 27,29, 30,31,34,35,36,39,41,43,44,46,47,50,51,52,54,61,62,63,65,71,83,92,93 आदि हैं।

**बी-श्रेणी** - बी श्रेणी के पार्कों में अलंकृत वृक्ष एवं झाड़ियों का रोपण सामान्य दूब घास का रोपण कराया जाता है। बी-श्रेणी के क्षेत्रों सैक्टर-3,9,20,27,39,43,47,48,49,51,63,71,82,93,110 आदि हैं।

**पार्कों में रोपण हेतु वृक्ष की प्रजाति** -

अमलतास, कचनार, अशोक, मौलश्री, अलस्टोनिया, कुरेजिया, लैजरस्ट्रोमिया फ्लोसरेजिनी, बोटलबुश, जैकरेंडा, इरोथिना इण्डिका, फिशटेल पाम, बोटल पाम, फाइकस पाण्डा, फाइकस बेन्जामिना, फाइकस लेयरेटा, कदम्ब, सिलवर ओक, पुत्रजीवा, कैसिया जैवानिका, टिबिबिया अर्जेन्टिया, सीता अशोक, प्लूमरिया, टिकोमा स्टेंस, टिकोमा अर्जेन्टिया, आंवला आदि।

**अलंकृत झाड़ियों की प्रजाति** -

गुडहल, कामिनी, डूरेन्टा, केसिया बाई फ्लोरा, कनेर, कैलेंड्रा, बोगनविलिया नामकित, चांदनी, केसियालेविगेटा, यूफोर्बीया-रेड, पनसेटीया रेड, गोल्डन बाटलब्रश, बहुनिया गल्पिनी, जेट्रोफा, सावनी, गार्डिनिया, एकजोरा आदि।

**ग्राउण्ड कवर** - लेनताना, ट्रेडिसकेन्सिया, अलटरनेन्था, जेडप्लान्ट, क्लोरोफिटम, डायनेला, रिबन ग्रास, लाल घास, बडेलिया, वरबीना आदि।

**लैण्डस्केपिंग में प्रयुक्त प्रजातियाँ** - पोचिपोडियम, यूका, अगेव, कमल कैक्टस, फरकेरिया, बोगनविलिया, जुनियर, एसपैरेगस, नौलिला, सैनसैवेरियम, पैरिनियल वरबीना, फाइकस बेन्जामिना, फाइकस नूडा, फाइकस पांडा, रसिलिया, डायनेला, पाम प्रजातियाँ, अन्य फाइकस प्रजातियाँ, हैज प्रजातियाँ, विभिन्न पौधों की टोपियरी आदि।

**मौसमी फूल** - सर्दी एवं गर्मी के फूलों की पौध

घास - सलैक्शन वन घास, सामान्य दूब।

### पार्कों का विकास कार्य

पार्क विकास हेतु स्थल निरीक्षण - जिन क्षेत्रों में मकान बन गये हों एवं नागरिक रहने लगे हैं उन क्षेत्रों में पार्कों का विकास कार्य प्रस्तावित किया जाता है। स्थल का निरीक्षण करने के उपरान्त आंकलन तैयार किया जाता है। पार्क विकास कार्य पूरे वर्ष आवश्यकतानुसार कराये जाते हैं। कार्य सम्पादन का समय संक्षिप्त में निम्नानुसार है।

2. पथ-वृक्षारोपण - वर्ष 2005-2006 में 111.00 रोड़ कि.मी. पथवृक्षारोपण करने का लक्ष्य है। जिसमें 13874 वृक्ष एवं 27750 अलंकृत झाड़ियों का रोपण किया जाना है। वृक्ष से वृक्ष की दूरी 8 मीटर पंक्ति में एवं 2 वृक्षों में मध्य 2 अलंकृत झाड़ियों के पौधे रोपित किया जाना है। पथ वृक्षारोपण सैक्टर-2,3,4,6,8,9,10,11,19,22, 25ए,26,27,31,33,34,35,36,50,53,62,63,64,65,71,72,80,82,92,93 तथा एक्सप्रेस हाईवे पर किया जाना प्रस्तावित है।

### पथ वृक्षारोपण हेतु प्रजातियों का विवरण -

1. 9 मीटर चौड़ी सड़क पर रोपित की जाने वाली प्रजाति - लास्टोनिया फ्लौसरेजिनी/ थोरोलाई, बाटलब्रुश, कचनार आदि।
2. 12 से 18 मीटर चौड़ी सड़क के लिए रोपण की जाने वाली प्रजाति - अशोक, अमलतास, नीम, कैसिया सियामिया, अलस्टोनिया, कुरेजिया, पुत्रजीवा, पैल्टोफोरम, गुलमोहर आदि।
3. 24 से 30 मीटर चौड़ी सड़क के लिए रोपण की जाने वाली प्रजाति - नीम, शीशम, जामुन, पिलखन, अशोक छायादार, गुलमोहर, अमलतास, कचनार, मौलश्री, कैसिया जैवेनिका, फाईक्स बेन्जामिना, अर्जुन, अलस्टोनिया, फाइकसशिला, कैसिया सियामिया, कनकचम्पा आदि।
4. 60 से 75 मीटर चौड़ी सड़क के लिए रोपण की जाने वाली प्रजाति - पीपल, पिलखन, अशोक छायादार, नीम, जामुन, शीशम, पैल्टोफोरम, रेन ट्री, फाइकस बेन्जामिना, अर्जुन, अलस्टोनिया, फाइकसशिला, कैसिया सियामिया, कनकचम्पा, मौलश्री, इमली आदि।

3. हरित पट्टी का विकास - वर्ष 2005-2006 में 79.03 एकड़ हरित पट्टिका का विकास कार्य का लक्ष्य है। जिसमें 23612 वृक्ष एवं 12878 अलंकृत पौधों का रोपण किया जाना प्रस्तावित है। हरित पट्टिकाओं का विकास सैक्टर-34,35,50,52,62,63,82,93, फेज -II तथा नौएडा-ग्रेटर नौएडा एक्सप्रेस हाईवे में किया जाना प्रस्तावित है।

### हरित पट्टिकाओं में रोपित की जाने वाली प्रजाति -

1. 20 मीटर चौड़ी हरित पट्टिकाओं में चारों ओर अलंकृत वृक्ष एवं हरित पट्टिका के मध्य पंक्ति में छायादार लम्बी आयु के पौधों का रोपण किया जाता है।
2. प्रजाति - लास्टोनिया फ्लौसरेजिनी, अमलतास, कैसिया सियामिया, बकायन, अकैसिया आरिकुलिफार्मिस नीम, शीशम, जामुन, बरगद, सागौन, कनकचम्पा, जैकरैंडा, कचनार, अर्जुन, आंवला, बेल, इमली, पापड़ी, बेर, पिलखन, पीपल, बांस, *erythina indica*, महुआ आदि ।
3. हरित पट्टिका का विकास कार्य - जिन सैक्टरों में सड़क निर्माण, सीवर एवं नाली का कार्य पूर्ण हो गया है उन कार्यक्षेत्रों में हरित पट्टिका का विकास कार्य प्रस्तावित किया जाता है।

### HT लाइन के नीचे नर्सरी का विकास

नौएडा में High Tension Line के नीचे भूमि का भू-उपयोग हरित क्षेत्र है तथा अधिकांश जगह हरित पट्टिका विकसित की गयी है परन्तु कुछ क्षेत्रों का विकास अभी शेष है। ऐसे क्षेत्रों में अतिक्रमण की संभवानायें बनी रहती है।

**5. पौधशाला -**

वर्तमान में तीन पौधशाला सैक्टर-8,32 तथा सैक्टर-39 में स्थित हैं। पौधशालाओं में सुधार की आवश्यकता है प्रत्येक पौधशाला में दो ग्रीन हाउस, दो पोली हाउस मिस्ट चेम्बर एवं पानी की आधुनिक तकनीक व्यवस्था करने का प्रस्ताव है जिससे कि पौधशाला में शोभाकारी गमले, वृक्ष अलंकृत झाड़ी, मौसमी फूल, ग्राउण्ड कवर, शोभाकारी पौधों का उत्पादन नौएडा शहर की आवश्यकता को दृष्टिगत रखते हुए किया जा सके।

**6. वृहद वृक्षारोपण -**

मानसून की वर्षा प्रारम्भ होते ही 5 जुलाई 05 में वन महोत्सव मनाया जाना प्रस्तावित है। दिनांक 1.07.05 से 31.08.05 तक विभिन्न सैक्टर में RWA, NEA तथा स्कूली छात्र, छात्राओं के साथ वन महोत्सव मनाया जायेगा एवं वृहद वृक्षारोपण किया जायेगा। विकास कार्यों में वृक्षारोपण पूरे वित्तीय वर्ष 31 मार्च 06 तक कराया जायेगा।

**7. लोहिया पार्क -**

वर्तमान में सैक्टर 50 पार्ट -II के मध्य स्थित 28 एकड़ क्षेत्रफल में लोहिया पार्क विकसित किया जाना प्रस्तावित है।

Dept (U)

उद्यान खण्ड प्रथम में स्थित पार्कों की सूची क्षेत्रफल सहित

विभागीय

क्र० सं०	सेक्टर	पार्क संख्या/स्थिति	पार्क का क्षेत्र० (एकड़ में)	योग क्षेत्रफल ( एकड़ में)	पार्क श्रेणी	अभ्युक्ति
1.	2	(i) डी-109 (ii) डी- 138 स्टेट बैंक के साथ	0.52 0.85	1.37	B B	
2.	3	(i) एफ -15 (ii) सी- 24	2.50 1.20	3.70	B B	
3.	4	सी ब्लाक पार्क	1.85	1.85	B	
4.	5	(i) सैन्ट्रल पार्क (ii) शर्मा मार्किट के साथ उद्योग मार्ग (iii) बारातघर के पास	2.46 0.45 0.40	3.31	B B B	
5.	6	(i) ई -117 (ii) ई- 118 (iii) रोज गार्डन पार्क (iv) डी0टी0सी0 पार्क	0.68 0.68 0.41 1.08	7.07	A A B B	विकास किया जाना है
6.	7	(i) ए-64 (ii) बी-57 (iii) डी-160	0.27 1.22 0.57	2.06	B B B	
7.	8	एफ 132	0.66	0.66	B	
8.	9	(i) बी-9 (ii) बी-20 (iii) डी-11 (iv) डी-18 (v) एफ-11 (vi) एफ-18 (vii) एफ-7 (viii) एच-18	0.42 0.45 0.55 0.27 0.18 0.42 0.45 0.30	3.04	B B B B B B B B	विकास किया जाना है
9.	10	(i) बी-1 (ii) सी-237	1.98 0.50	2.48	B B	विकास किया जाना है
10.	11	(i) आई0टी0आई पार्क (ii) एच-11 (iii) एल-117 (iv) पी-38 (v) धवलगिरि पार्क (vi) एल-91 (vii) के ब्लाक पार्क (viii) पी-36 (ix) पुलिस चौकी के सामने ड्रेन के साथ (x) बारातघर पार्क	1.20 0.25 0.17 0.23 0.46 0.48 0.25 0.40 0.30 0.75	2.79	B B B B B B B B B B	
11.	12	(i) एच-49	0.15		B	

		(ii) एच-120 (iii) एच-145 (iv) एच-108 (v) जैड-1 (vi) जैड-2 (vii) जैड -3 (viii) जैड-4 (ix) जैड-5	0.01 0.01 0.01 0.04 0.04 0.02 0.01 0.04		B B B B B B B B	
12.	19	(i) ए-50ए-1 (ii) ए-50ए (iii) ए-197ए (iv) ए-469 (v) ए-680 (vi) बी-129ए (vii) बी-129बी (viii) बी-326 (ix) सी-255 फाउन्टेन (x) सी-512 ए स्टाफ क्वार्टर (xi) सी 193ए (xii) सी-154ए (xiii) सनातन धर्म मंदिर के साथ पार्क (xiv) सनातन धर्म मंदिर के सामने एच टी लाई के नीचे	0.99 0.62 0.46 0.49 0.34 0.50 0.50 0.22 0.59 0.14 0.11 0.46 2.78 1.27	8.35	A B B B B B B B B B B B B	अविकसित
13.	20	(i) ए-120ए (ii) बी-99ए (iii) बी-239 (iv) डी-59 (v) सी ब्लॉक साइड स्टोर पार्क (vi) सी-137ए (vii) ई -78 वी (viii) ई-78ए (ix) मदरडेशी के पास बी ब्लॉक (x) एफ-80ए (xi) एफ-102ए (xii) जी-90ए (xiii) जी-75ए	0.24 0.21 0.27 0.80 0.45 0.84 0.67 0.73 0.41 0.24 0.24 0.19 0.51	5.80	B B B B B B B B B B B	
14.	27	(i) ए ब्लॉक पार्क (ii) जैन मंदिर पार्क बी ब्लॉक (iii) डी-8 के सामने ( डी-79ए) (iv) ई ब्लॉक त्रिकोना पार्क (v) ई-91 पार्क (vi) ई ब्लॉक प्राइमरी स्कूल के साथ (vii) एफ ब्लॉक पार्क (viii) जी-20ए (SSP Office) (ix) जी-38ए	0.64 1.00 1.27 0.20 0.47 0.12 0.39 0.39 0.40 0.37	10.45	B A B B B B B B B B	SSP Office बना हुआ है।

		(x) एच-94	0.75		B	
		(xi) नौएडा कल्ब पार्क	0.24		B	
		(xii) आई ब्लॉक -1	1.40		B	
		(xiii) आई ब्लॉक -2	1.00		B	
		(xiv) आई -3	0.51		B	
		(xv) जी-108ए	0.30		B	
		(xvi) एच-57 (KHMC)	1.00		B	
		(xvii) ई ब्लॉक (HT लाइन के नीचे)				
15.	55	डी-94ए	0.94	0.94	B	
16.	56	सी-84सी	0.61	0.61	B	
17.	57	(i) ए-12	1.75	3.52	B	
		(ii) बी-44	1.77		B	
18.	58	ए-77	1.21	1.21	B	

उद्यान खण्ड द्वितीय में स्थित पार्कों की सूची क्षेत्रफल सहित

विभागीय

क्रम संख्या	सैक्टर	पार्क संख्या/स्थिति	पार्क का क्षेत्रफल ( एकड में)	योग क्षेत्रफल ( एकड में)	पार्क श्रेणी
1.	14	(i) ए-79 (ii) बी -170 (iii) सी-41 (iv) सी-24ए पेट्रोल पम्प के पीछे (v) डी-1	0.48 0.92 0.33 0.05 1.35	3.13	B A B B B
2.	15	(i) ए ब्लॉक पार्क/ग्रीन बैल्ट (ii) बी-11 (iii) बी-89 (iv) बी-98 बारात घर के पीछे (v) सी-8 (vi) सी-146 (vii) डी-120 (viii) डी-133 (ix) ई-92 (x) ई-275 (xi) ई-292 (xii) ई-308 (xiii) ई-309 (xiv) ई-331 (xv) ई-332 (xvi) सैक्टर 15 स्थित कार्यालय पार्क	0.35 0.35 0.19 0.07 0.42 0.41 0.29 0.32 0.25 0.19 0.22 0.43 0.35 0.60 0.10 0.06 0.50	5.10	B B B B B B B B B B B B B B B B
3.	14ए	(i) एल आकृति पार्क (ii) भवन संख्या 8ए के निकट (iii) भवन संख्या 11 के निकट	0.75 0.25 0.25	1.25	B B B
4.		वाई.आर.एफ - I, II, मानसरोवर पार्क रोज गार्डन, गौतमबुद्ध पार्क, चिल्ड्रन पार्क स्मृतिवन	75.00	75.00	A
5.	18	(i) सावित्री मार्किट के साथ (ii) के ब्लॉक पार्क	0.11 0.30	0.41	B B
6.	28	एम0पी0 -02 के साथ	1.64	1.64	A
7.	30	(i) ए-75ए (ii) बी-117ए (iii) सी-68बी (iv) डी-74ए (v) ई-16ए	0.73 0.94 0.62 1.00 0.77	4.06	B B B B B
8.	31	(i) ए-128 (ii) ए-212 (iii) ए-228 (iv) बी ब्लॉक पार्क (v) सी ब्लॉक ग्रुप हाउसिंग पार्क	0.65 0.35 0.45 0.65 0.40	4.85	B B B B B

		(vi) सी-3 पार्क (vii) सी-3 पार्क	0.70 0.65		B B
9.	33	(i) टी टाइप पार्क (ii) ए ब्लॉक ड्रेन के साथ (iii) ए ब्लॉक चिल्ड्रन पार्क (iv) ए-15 अंगूरी देवी पार्क (v) बी-29 पार्क (vi) सी-54 दीपाक्षी के साथ	2.71 1.04 1.48 0.77 0.64 1.64	8.28	B B B B B B
10.	34	(i) बी-1 पार्क (ii) बी-3 पार्क (iii) बी-5 पार्क (iv) बी-8 (v) बी-9 पार्क (vi) बी-10 पार्क (vii) बी-10 पार्क (viii) बी-10ए (ix) बी-10ए (x) बी-11ए (xi) बी-12ए (xii) बी-14 (xiii) सी-56 के साथ (xiv) नीलगिरि -3 स्थित पार्क (xv) ए-9ए ( दी स्कूल के साथ) (xvi) ए-92ए चर्च के पीछे	0.51 0.38 0.36 2.03 0.41 0.13 0.32 0.21 1.97 0.94 0.49 0.40 0.74 0.15 0.57 0.69	10.30	B B B B B B B B B B B B B B B B
11.	35	(i) ए-73 के सामने (ii) शिवालिक फ्लैट्स के सामने (iii) शिवालिक भवनों के पीछे	0.85 0.74 1.16	2.75	B B B
12.	36.	(i) बी ब्लॉक पार्क (ii) सी ब्लॉक पार्क	2.36 0.45	2.81	B B
13.	37	(i) मनोज वाटिका (ii) टॉट लेट पार्क नं0 1 (iii) शहीद शशिकान्त पार्क	0.51 0.64 1.00	2.15	B B A
14.	53	(i) कंचनजंगा पार्क नं0 1 (ii) कंचनजंगा पार्क नं0 2 (iii) कंचनजंगा पार्क नं0 3 (iv) कंचनजंगा पार्क नं0 4 (v) कंचनजंगा पार्क नं0 5 (vi) कंचनजंगा पार्क नं0 6 (vii) कंचनजंगा पार्क नं0 7 (viii) ए-52 के सामने (ix) ए-10 के सामने (x) बी-28ए (xi) बी-56ए (xii) सी-32 के सामने (xiii) सी-68ए के सामने	0.38 0.37 0.37 0.39 0.32 0.39 0.32 0.65 0.37 0.20 0.20 0.27 0.22	5.52	A A A A A A A B B B B B B

		(xiv) ए-50 के साथ	0.25		B
		(xv) ए-51 के सामने	0.32		B
		(xvi) बरातघर गिझौड पार्क	0.50		B
15.	61	(i) मानसरोवर अपार्टमेंट	0.50	19.41	A
		(ii) त्रिफला पार्क	5.85		A
		(iii) मास्टर ग्रीन	3.74		B
		(iv) सी-134ए	0.53		B
		(v) सी-108ए	2.18		B
		(vi) सी-80ए	0.92		B
		(vii) बी-132	1.22		B
		(viii) ई-9	0.82		B
		(ix) ई-13	2.05		B
		(x) गोलचक्कर	0.50		B
		(xi) लेडी पार्क	0.60		B
		(xii) ई-19 ग्रुपहाउसिंग के साथ	0.50		B
16.	71.	ई0डब्लू0एस0 अपार्टमेंट		1.08	
		i. ट्यूबवैल पार्क	0.50		B
		ii. बारातघर के पास	0.58		B
			कुल	158.53	

ए श्रेणी पार्क	95.67 एकड
बी श्रेणी पार्क	62.86 एकड
	<b>158.53 एकड</b>

उद्यान खण्ड तृतीय में विभागीय अनुरक्षित किये जा रहे पार्कों का विवरण

क्रम संख्या	सैक्टर	पार्क संख्या/स्थिति	पार्क का क्षेत्रफल ( एकड में)	सैक्टरवार क्षेत्रफल ( एकड में)	पार्क श्रेणी
1.	39	(i) ए 8ए पार्क (ii) बी 26 पार्क (iii) सी 70 पार्क (iv) ई 17 पार्क (v) डी 46 पार्क (vi) जी 47 पार्क (vii) एस 48 पार्क	0.42 0.97 1.03 0.89 1.39 0.44 0.64	6.56	B विभागीय B " " B " " B " " B " " B " " B " "
2.	41	(i) ए 140 पार्क (ii) बी-117 (iii) सी-97 (iv) डी-107 (v) ई-97 (vi) एफ -97ए (vii) एफ - 97बी (viii) एच-145 (ix) जे-206 (x) आई-24 के पास (xi) आई-71 के पास (xii) जी-26	1.00 0.99 0.63 1.04 1.36 0.33 0.36 0.97 1.14 0.41 0.48 0.50	8.21	B विभागीय B विभागीय B विभागीय B विभागीय B विभागीय B विभागीय A विभागीय B विभागीय A विभागीय B विभागीय B विभागीय B विभागीय
3.	49	(i) ए-104 (ii) सी-91 (iii) सी-164	1.16 1.06 0.50	3.54	A विभागीय B विभागीय B विभागीय
4.	50	बी-68 पार्क	2.50	2.50	B विभागीय
5.	51 part I	(i) ए 100/4 पार्क (ii) बी 334 पार्क (iii) बी 71ए पार्क	4.00 1.63 2.21	7.84	B विभागीय A " B "
6.	51 part II	(i) सी 10 पार्क (ii) सी 18 पार्क	1.17 4.32	6.03	B विभागीय B "
7.	हौजरी काम्प लैक्स	i) डी-121 ii) डी-134 iii) बी-28 iv) डी-48	1.00 1.00 2.50 1.30	11.52	B विभागीय B विभागीय B विभागीय B विभागीय
8.	फेज-II, 80	शापिंग काम्पलैक्स	0.64	0.64	B विभागीय
9.	81	बी-24	4.73	4.73	B विभागीय
10.	बरोला	i) स्कूल वाला पार्क ii) शिव मन्दिर पार्क	2.00 0.05	2.05	B विभागीय B विभागीय

11.	नंगला चरण दास	स्कूल	0.64	0.64	B विभागीय
				50.404	

Undeveloped

उद्यान खण्ड प्रथम में स्थित पार्कों की सूची क्षेत्रफल सहित

अविकसित पार्क

क्रम संख्या	सैक्टर	पार्क संख्या/स्थिति	पार्क का क्षेत्रफल (एकड में)	योग क्षेत्रफल ( एकड में)	पार्क श्रेणी
1.	19	(i) ए-50ए-1	0.995	0.995	A अविकसित
2.	54	i) गैस गोदाम के पास	8.41	8.41	B अविकसित
3.	62	(i) बडा डी पार्क	17.86	34.07	A अविकसित
		(ii) छोटा डी पार्क	7.07		B अविकसित
		(iii) पाकेट बी-9 पार्क नं0 1 पार्क नं0 2	5.91 3.23		B अविकसित B अविकसित

उद्यान खण्ड द्वितीय में स्थित पार्कों की सूची क्षेत्रफल सहित

अविकसित पार्क

क्रम संख्या	सैक्टर	पार्क संख्या/स्थिति	पार्क का क्षेत्रफल ( एकड में)	योग क्षेत्रफल ( एकड में)	पार्क श्रेणी
1.	31	(i) ए-239	1.85	1.85	B अविकसित
2.	63	(i) ए-72	1.06	10.61	अविकसित
		(ii) ई-189	2.40		- तदैव -
		(iii) एफ-117	2.89		- तदैव -
		(iv) एफ-352	1.29		- तदैव -
		(v) जी-103	1.68		- तदैव -
		(vi) जी-240	0.64		- तदैव -
		(vii) जी-252	0.64		- तदैव -
3.	71	बी ब्लाक पार्क	1.90	1.90	B अविकसित
			कुल	<b>14.36</b>	

*Adoption*

उद्यान खण्ड प्रथम में स्थित पार्कों की सूची क्षेत्रफल सहित

एडोप्शन पर

क्रम संख्या	सैक्टर	पार्क संख्या/स्थिति	पार्क का क्षेत्रफल (एकड़ में)	योग क्षेत्रफल (एकड़ में)	पार्क श्रेणी
1.	12	वी-57	0.18	0.18	B Adaptation
2.	26	ई-5	0.80	0.80	B Adaptation

उद्यान खण्ड द्वितीय में स्थित पार्कों की सूची क्षेत्रफल सहित

एडोप्टेशन पर

क्रम संख्या	सैक्टर	पार्क संख्या/स्थिति	पार्क का क्षेत्रफल (एकड में)	योग क्षेत्रफल (एकड में)	पार्क श्रेणी
1.	15	बी-73	0.19	0.19	B Adaptation
2.	17	ए-41	1.64	1.64	A Adaptation
3.	18	सिंडिकेट बैंक के सामने	0.69	0.69	A Adaptation
			कुल	<b>2.49 एकड</b>	

उद्यान खण्ड तृतीय में एडोप्शन पर दिये गये पार्कों का विवरण

एडोप्शन पर

क्रम संख्या	सेक्टर	पार्क संख्या/स्थिति	पार्क का क्षेत्रफल ( एकड में)	योग क्षेत्रफल ( एकड में)	पार्क श्रेणी एवं एडोप्शन कर्ता का नाम
1.	हौजरी काम्प लेक्स	सी-28	2.30	2.30	B मै0 राशि वियर को एडोप्शन पर
2.	से0 39	एफ - 85	0.78	0.78	A मै0 एप्लाइड इंस्टिट्यूट को एडोप्शन पर
3.	से0 50	ए ब्लॉक पार्क	1.50	1.50	A मै0 ए0टी0एस0 ग्रीन को एडोप्शन पर



4.	22	i.	ए-47 के साथ	0.05	6.37	B	अनुबन्ध पर	मै0 जीत कन्ट्रक्टर
		ii.	ए-70 के साथ	0.24		B	" "	
		iii.	ए-152बी	0.12		B	" "	
		iv.	बी-70ए	0.44		B	" "	
		v.	बी-102बी	0.53		B	" "	
		vi.	सी-378ए	0.17		B	" "	
		vii.	सी-126	0.39		B	" "	
		viii.	बारातघर पार्क सी ब्लाक	0.21		B	" "	
		ix.	डी ब्लाक गन्दे नाले के साथ	0.25		B	" "	
		x.	ई-268ए	0.07		B	" "	
		xi.	ई-40	0.25		B	" "	
		xii.	ई-192ए	0.19		B	" "	
		xiii.	एफ-90ए	0.18		B	" "	
		xiv.	एफ-26ए चिल्ड्रन पार्क	0.37		B	" "	
		xv.	एफ ब्लाक बारातघर पार्क	0.86		B	" "	
		xvi.	जी-114बी	0.50		B	" "	
		xvii.	एच-121ए	0.15		B	" "	
		xviii.	एच-159ए	0.15		B	" "	
		xix.	एच-239ए	0.32		B	" "	
		xx.	आई-56ए	0.23		B	" "	
		xxi.	आई-100ए	0.15		B	" "	
		xxii.	जे-190ए	0.21		B	" "	
		xxiii.	जे-88ए	0.18		B	" "	
		xxiv.	जे-58	0.18		B	" "	
5.	23	i.	बी-76	0.72	4.82	B	अनुबन्ध पर	मै0 राजेश कन्ट्रक्टर
		ii.	सी-44	3.55		A	" "	
		iii.	बारात घर	0.55		B	" "	
6.	26	i.	ए-126	1.08	9.80	B	अनुबन्ध पर	मै0 प्रमोद कन्ट्रक्टर
		ii.	ए-162	0.37		B	" "	
		iii.	ए-142	0.57		B	" "	
		iv.	बी-63	0.79		B	" "	
		v.	बी-159	1.30		B	" "	
		vi.	बी-327	0.86		B	" "	
		vii.	सी-95	0.75		B	" "	
		viii.	सी-171	0.88		B	" "	
		ix.	सी-195	0.54		B	" "	
		x.	डी-168	1.41		B	" "	
		xi.	डी ब्लाक नेहरू पार्क	1.25		A	" "	
7.	54	i.	सेक्टर 23 व 53 के सामने पार्क	5.00	8.03	B	अनुबन्ध पर	मै0 जी0एस0 कन्ट्रक्टर मै0 संजय कन्ट्र0
		ii.	एस0टी0पी0 पार्क	3.03		B	" "	
8.	55	i.	ए-49	0.59	7.63	B	अनुबन्ध पर	मै0 प्रमोद कन्ट्र0 मै0 सोमराज कन्ट्र0 " "
		ii.	ए-112	1.21		B	" "	
		iii.	बी-110ए	1.46		B	" "	

		iv.	बी-180बी	1.71		B	"	"	मै० प्रमोद कन्ट्र०
		v.	सी ब्लाक ग्रुप हाउसिंग	0.37		B	"	"	मै० प्रमोद कन्ट्र०
		vi.	सी-4	4.47		B	"	"	मै० राधास्वामी कन्ट्र०
		vii.	डी-164ए	1.56		B	"	"	मै० संतोष नर्सरी
		viii.	डी-180ए	0.52		B	"	"	मै० सोमराज कन्ट्र०
		ix.	ई-180	1.92		B	"	"	मै० संतोष नर्सरी
9.	56	i.	ए-2ए स्वामी कल्याण देव	1.41	3.50	A	अनुबन्ध पर		मै० नेहा नर्सरी
		ii.	ए-32ए	1.76		A	"	"	मै० प्रमोद कन्ट्र०
		iii.	बी-80ए	1.08		B	अनुबन्ध पर		मै० कृष्णा बिल्डर्स
		iv.	बारात घर	0.85		B	"	"	" " "
		v.	डी-75	0.85		B	"	"	मै० एम०वी०कन्ट्र०
		vi.	ई-1	1.01		A	अनुबन्ध पर		" " "
		vii.	एफ-102ए	0.56		B	अनुबन्ध पर		" " "
		viii.	जी-21	0.42		B	"	"	मै० प्रमोद कन्ट्र०
		ix.	जी ब्लाक ग्रुप हाउसिंग नं० 1	0.09		B	"	"	" " "
		x.	जी ब्लाक ग्रुप हाउसिंग नं० 2	0.15		B	"	"	" " "
10.	57	(i)	बी-32	2.55	4.29	B	अनुबन्ध पर		मै० एम०के०लैण्ड०
		(ii)	सी-31	1.74		B	अनुबन्ध पर		" " "
11.	58	(i)	ए-66	1.18	7.25	B	अनुबन्ध पर		मै० जयदुर्गा नर्सरी
		(ii)	बी-7	2.68		B	अनुबन्ध पर		" " "
		(iii)	सी-36ए	2.61		B	अनुबन्ध पर		" " "
		(iv)	सी-57ए	0.78		B	अनुबन्ध पर		" " "
12.	62	i)	सी-58 पाकेट	1.25	35.31	A	अनुबन्ध पर		मै० भीमराज कन्ट्र०
		ii)	बडा डी	17.86		B	अनुबन्ध पर		स्वीकृति प्रक्रिया में
		iii)	छोटा डी	7.07		B	"	"	मै० एम०पी०कन्ट्र०
		iv)	शान्ति कुंज के साथ बी-9	3.22		B	"	"	मै० एम०के०लै०
		v)	बडा पार्क	5.91		B	"	"	" " "
13	62 रजत विहार	(i)	बी-77 के साथ	0.18	3.03 एकड	B	अनुबन्ध पर	}	मै० नेहा नर्सरी
		(ii)	बी-93ए के साथ	0.18		B	अनुबन्ध पर		
		(iii)	बी-1ए	0.18		B	अनुबन्ध पर		
		(iv)	बी-17ए	0.18		B	अनुबन्ध पर		
		(v)	बी-52ए	0.15		B	अनुबन्ध पर		
		(vi)	बी 40ए के साथ	0.22		B	अनुबन्ध पर		
		(vii)	सी-1ए	0.37		B	अनुबन्ध पर		
		(viii)	सी-23ए	0.37		B	अनुबन्ध पर		
		(ix)	सी-45ए	0.30		B	अनुबन्ध पर		
		(x)	सी-63ए	0.24		B	अनुबन्ध पर		
		(xi)	सी-77ए	0.22		B	अनुबन्ध पर		
		(xii)	बी-27ए	0.11		B	अनुबन्ध पर		
		(xiii)	बी-64ए	0.24		B	अनुबन्ध पर		
		(xiv)	बी-76ए	0.10		B	अनुबन्ध पर		

**उद्यान खण्ड द्वितीय में स्थित पार्कों की सूची क्षेत्रफल सहित**

**अनुबन्ध पर**

क्र० सं०	सेक्टर	पार्क संख्या/स्थिति	पार्क क्षेत्र० (एकड़ में)	योग क्षेत्र० (एकड़ में)	पार्क श्रेणी	टेकेदार/ऐंजसी का नाम
1.	14ए	(i) ग्रीन व्यू पार्क	1.18	1.18	A अनुबन्ध पर	मै० महेश्वरी लैण्ड
2.	15ए	(i) पार्क संख्या 128ए	1.15	9.67	A अनुबन्ध पर	मै० आर०बी०को०
		(ii) पार्क संख्या 146ए	0.88		A " "	मै० " "
		(iii) पार्क संख्या 226ए	1.69		A " "	मै० महेश्वरी लैण्ड
		(iv) पार्क संख्या 213ए	1.92		A " "	मै० आर०बी०को०
		(v) पार्क संख्या 308ए	1.12		A " "	मै० " "
		(vi) पार्क संख्या 408ए	1.25		A " "	मै० " "
		(vii) पार्क संख्या 420ए	0.41		A " "	मै० " "
		(viii) एस.डी.एफ (बड़ा पार्क)	0.88		A " "	मै० महेश्वरी लैण्ड
		(ix) एस.डी.एफ TOT -LOT	0.26		B अनुबन्ध पर	मै० आर०बी०को०
		(x) एस.डी.एफ. TOT -LOT	0.11		B " "	मै० " "
3.	28	ब्रह्मपुत्रा कोम्प्लेक्स के सामने	0.50	0.50	B अनुबन्ध पर	मै० जयदुर्गा नर्सरी
4.	29	शहीद स्मारक पार्क	1.00	1.00	A अनुबन्ध पर	मै० शहीद स्मारक
5.	30	(i) ब्लॉक बी, सी, ई	2.34	3.09	B अनुबन्ध पर	मै० आरचिज लैण्ड
		(ii) ब्लॉक ए	0.75		B " "	मै० जयदुर्गा नर्सरी
6.	31	सी ब्लॉक बड़ा पार्क	2.50	2.50	B अनुबन्ध पर	मै० प्रमोद कोन्द्र०
7.	33	(i) बी-68	0.68	1.18	B अनुबन्ध पर	मै० पायल कोन्द्र०
		(ii) बस टर्मिनल	0.50		B " "	मै० " "
8.	34	(i) बी -2 पार्क	1.77	8.15	B अनुबन्ध पर	मै० प्रमोद कोन्द्र०
		(ii) बी-4 पार्क	1.36		B " "	मै० " "
		(iii) बी-6 पार्क	1.67		A " "	मै० " "
		(iv) सी-71	1.43		B " "	मै० " "
		(v) सी-76 के साथ	0.70		B " "	मै० " "
		(vi) ए-69 के साथ	1.22		B " "	मै० " "
9.	36.	(i) ई ब्लॉक पार्क	0.68	3.40	B अनुबन्ध पर	मै० संजय कोन्द्र०
		(ii) डी ब्लॉक पार्क	2.72		B " "	मै० एन०के० को०
10.	37	(i) शशीकान्त पार्क	0.90	1.63	B अनुबन्ध पर	मै० जयदुर्गा नर्सरी
		(ii) नाले के साथ	0.73		B " "	मै० " "
11.	52	(i) मास्टर ग्रीन निकट प्लॉट III	4.25	28.52	B अनुबन्ध पर	मै० पी०सी०कोन्द्र०
		(ii) मास्टर ग्रीन निकट प्लॉट 229	4.93		B " "	मै० " "
		(iii) ई-1 के निकट	4.57		B " "	मै० " "
		(iv) एफ-2 के साथ	3.45		B " "	मै० " "
		(v) डी-52 के निकट	1.35		B " "	मै० " "
		(vi) ए-39	1.57		B " "	मै० " "
		(vii) ए-2	0.14		B " "	मै० " "
		(viii) बी-136	1.14		B " "	मै० " "
		(ix) बी-191	2.95		B " "	मै० " "
		(x) सी-56	0.51		B " "	मै० " "
		(xi) ई-54	1.50		B " "	मै० " "
		(xii) ई-94	0.59		B " "	मै० " "
		(xiii) एफ-52	0.65		B " "	मै० " "

		(xiv) शताब्दी विहार A. ए-3 a) मं0नं0 74ए के पीछे b) मं0नं0 62ए के पीछे c) मं0नं0 62ए के साथ d) मं0नं0 49ए के साथ B. ए-5 a) मं0नं0 10ए के पीछे b) मं0नं0 45ए के पीछे c) मं0नं0 54ए के पीछे d) मं0नं0 63ए के पीछे	0.03 0.03 0.14 0.13 0.21 0.21 0.04 0.04		B " " B " " B " " B " " B अनुबन्ध पर B " " B " " B " "	मै0 नौएडा ग्रीनरी मै0 " " मै0 " " मै0 " " मै0 " " मै0 " " मै0 " " मै0 " "
12.	53	मास्टर ग्रीन ए-51ए	1.00	1.00	B अनुबन्ध पर	मै0 " "
13.	61	(i) 120ए (ii) शिवालिक के सामने (iii) त्रिफला पार्क के साथ (iv) बारातघर पार्क (v) शताब्दी विहार	0.53 0.86 0.72 0.75 0.50	3.36	B अनुबन्ध पर B " " B " " B " " B " "	मै0 जी0एस0कोन्द्र मै0 " " मै0 " " मै0 नौएडा ग्रीनरी मै0 नौएडा ग्रीनरी
14.	63	(i) ए-115 (ii) बी-71 (iii) सी-97 (iv) सी-208 (v) डी-90 (vi) डी-155	1.05 2.40 4.12 4.74 1.78 12.84	26.93	B अनुबन्ध पर B " " B " " B " " B " " B " "	मै0 राजेश कोन्द्र मै0 अलंकार मै0 आर0बी0 को0 मै0 पी0सी0 कोन्द्र मै0 राजेश कोन्द्र मै0 नेहा नर्सरी
15.	64	(i) बी-1 (ii) ए-26	4.67 7.02	11.69	A अनुबन्ध पर B अनुबन्ध पर	मै0 पी0सी0कोन्द्र0 मै0 " "
16.	65	(i) बी ब्लाक पार्क (ii) सी ब्लाक पार्क (iii) ए-88 मास्टर ग्रीन	3.52 3.25 7.75	14.52	B अनुबन्ध पर B " " B " "	मै0 पी0सी0कोन्द्र0 मै0 " " मै0एम0पी0कोन्द्र0
17.	66	i) प्राइमरी पाठशाला मामूरा पार्क ii) श्रमिक कुंज	0.82 0.50	1.32	B अनुबन्ध पर B " "	मै0 संजय कोन्द्र0 मै0एम0पी0कोन्द्र0

18.	71	(i) ए-3 पाकेट a) मकान 3ए के सामने 0.05 b) मकान 20ए के सामने 0.14 c) मकान 40ए के सामने 0.05 d) मकान 53ए के सामने 0.05 e) मकान 85ए के सामने 0.14 f) मकान 102ए के सामने 0.05		3.85	B अनुबन्ध पर B " " B " " B " " B " " B " "	मै0 मनीष कोन्द्र0 मै0 " " मै0 " " मै0 " " मै0 " " मै0 " "
		(ii) ए-5 पाकेट a) मकान 30ए के सामने .06 b) मकान 16ए के सामने 0.06 c) मकान 2ए के सामने 0.06 d) मकान 72ए के सामने 0.06 e) मकान 58ए के सामने 0.06 f) मकान 44 के सामने 0.06	0.90		B अनुबन्ध पर B " " B " " B " " B " " B " "	मै0 " " मै0 " " मै0 " " मै0 " " मै0 " " मै0 " "
		(iii) बी -2 पाकेट a) मकान 56ए के सामने 0.07 b) मकान 30ए के सामने 0.15 c) मकान 13ए के सामने 0.07 d) मकान 88 के सामने 0.22 e) मकान 67ए के सामने 0.15 f) मकान 52ए के सामने 0.07	0.48		B अनुबन्ध पर B " " B " " B " " B " " B " "	मै0 " " मै0 " " मै0 " " मै0 " " मै0 " " मै0 " "
		(v) ए-4	0.36			मै0 " " मै0 " " मै0 " " मै0 " " मै0 " "
19	YRF -Ist	झील नुमा पार्क	1.50	1.50	A अनुबन्ध पर	मै0 महेश्वरी लैण्ड
20.	YRF IInd	नवग्रह वाटिका	6.12	6.12	A अनुबन्ध पर	मै0 " "
				<b>114.28</b> एकड		

ए श्रेणी पार्क	23.35 एकड	
बी श्रेणी पार्क	90.93 एकड	
	<b>114.28 एकड</b>	

**वर्ष 2005- 06 में उद्यान खण्ड तृतीय में अनुबन्ध पर चल रहे पार्कों का विवरण**

क्र. सं.	सेक्टर	पार्क संख्या/स्थिति	पार्क क्षेत्र0 (एकड में)	योग क्षेत्र0 ( एकड में)	पार्क श्रेणी	ऐजसी का नाम
1.	40	(i) ए 104ए पार्क (ii) बी 109ए पार्क (iii) सी 95ए पार्क (iv) सी 140ए पार्क (v) डी 38ए पार्क (vi) डी 110 पार्क (vii) डी 81ए पार्क (viii) डी 68ए पार्क (ix) ई 64ए पार्क (x) एफ ब्लॉक डबल स्टोरी (xi) एन0एच0 पार्क	1.31 0.48 1.27 0.47 0.44 1.16 1.02 1.12 1.45 0.64 <b>5.75</b>	15.11	B अनुबन्ध पर दिया हुआ है B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " A " " " "	मै0 आर0बी0कोन्ड्र0
2.	44	(i) ए ब्लॉक पार्क (ii) बी ब्लॉक पार्क (iii) सी ब्लॉक पार्क (iv) सी 11 पार्क (v) सी 165 के पास पार्क (vi) सी 200 के पास पार्क (vii) सी 99 के पास पार्क	3.51 1.94 1.05 2.22 0.89 1.18 1.56	12.35	A अनुबन्ध पर दिया हुआ है A " " " " B " " " " A " " " " B " " " " B " " " "	मै0 इन्द्रसिंह एंड कम्पनी
3.	46	(i) ए-578 (ii) ए-402 (iii) ए-264	1.30 0.87 1.59	3.76	B अनुबन्ध पर दिया हुआ है B " " " " B " " " "	मै0 महेश गर्वमेंट कोन्ड्र
4.	47	(i) सी-36 (ii) डी-57 (iii) डी-252 (iv) डी-116 (v) डी-206 (vi) ए-125 (vii) ए-258	2.38 1.34 1.65 0.80 1.50 1.46 0.31	8.32	A अनुबन्ध पर दिया हुआ है B " " " " B " " " " B " " " " B " " " " B अनुबन्ध पर दिया हुआ है B " " " "	मै0 महेश गर्वमेंट कोन्ड्र
5.	48	(i) डी-60 (ii) ए-181	1.58 0.33	1.91	B अनुबन्ध पर दिया हुआ है B " " " "	मै0 महेश गर्वमेंट कोन्ड्र
6.	49	(i) डी-82	0.82	0.82	B अनुबन्ध पर दिया हुआ है	मै0 श्री हरि नर्सरी
7.	50	(i) सी 58 के पास पार्क (ii) ई 2 पार्क (iii) ई 5 पार्क (iv) सी 57 पार्क (v) डी 38 पार्क (vi) डी 103 पार्क	1.51 <b>8.32</b> 5.26 1.68 0.82 0.70	18.05	B अनुबन्ध पर दिया हुआ है A " " " " B " " " " B " " " " B " " " " B " " " "	मै0 आर0बी0कोन्ड्र0
8.		ईको सैन्टर पार्क	8.90	8.90	A अनुबन्ध पर दिया हुआ है	मै0 आर0के0कोन्ड्र0

9.	हौजरी काम्य लैक्स	i) ए-34 ii) सी-106	3.84 1.88	11.52	B अनुबन्ध पर दिया हुआ है B अनुबन्ध पर दिया हुआ है	मै0 महेश गर्वमेंट कोन्ट्र
10.	फेज द्वितीय 80	(i) ए-19 सै0 80 (ii) ए-92 सै0 80 (iii) बी-57 सै0 80 (iv) ए-109 सै0 80	0.64 2.52 1.70 8.31 0.50	13.67	B अनुबन्ध पर दिया हुआ है B " " " " B " " " " B " " " "	मै0 जयदुर्गा नर्सरी मै0 जयदुर्गा नर्सरी मै0 संजय कोन्ट्र0 मै0 संजय कोन्ट्र0
11.	82	(i) पाकेट 6, 7, 12 a) सैन्ट्रल पार्क b) ए पार्क c) बी पार्क d) सी पार्क e) डी पार्क f) ई पार्क g) एफ पार्क h) जी पार्क i) एच पार्क j) आई पार्क k) जे पार्क l) के पार्क m) एल पार्क (ii) एच.आई.जी. डयूप्लैक्स (iii) HIG Flat (iv) MIG Flat a) पार्क b) पार्क (v) LIG Flat a) पार्क b) पार्क c) पार्क d) पार्क e) पार्क f) पार्क g) पार्क h) पार्क i) पार्क j) पार्क k) पार्क l) पार्क m) पार्क n) पार्क	4.10 0.17 0.17 0.17 0.012 0.012 0.012 0.012 0.012 0.012 0.012 0.012 0.012 2.65 0.249 0.3023 0.3023 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.636 0.636 0.636 0.636 0.636 0.636	9.10	B अनुबन्ध पर दिया हुआ है B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " A अनुबन्ध पर दिया हुआ है B " " " " B " " " " B " " " " B " " " " B अनुबन्ध पर दिया हुआ है B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " " B " " " "	मै0 एस0पी0 गर्वमेंट कोन्ट्र0

		o) पार्क	0.636		B	"	"	"	"	
		p) पार्क	0.636		B	"	"	"	"	
12.	83	(i) ए-78	3.87	5.05	A	अनुबन्ध	पर	दिया	जाना	है
		(ii) ए-5	1.18		B	"	"	"	"	
13.	110	कॉर्नर पार्क	1.47	1.47	B	अनुबन्ध	पर	दिया	जाना	है
		कुल पार्क संख्या - 94								
			एकड	एकड						

Mr. Malik / Mr. Mount / Mr. Jaisankar

Rs. 100000000

I

Extension of Road

**उद्यान विभाग खण्ड प्रथम बजट वर्ष 2005-06 एवं वर्तमान में कार्य की प्रगति**

मद - सडकों के किनारे वृक्षारोपण का विकास

क्रम संख्या	सैक्टर	स्थिति	रोड किमी0 Km	विकास दर	विकास की राशि का वर्ष	अनुक्षण दर	अनुक्षण की छमाही राशि	कुल धनराशि	वर्तमान में कार्यप्रगति
1	2	आन्तरिक मार्ग	2.00	0.99	1.74	0.57	0.50	2.24	अनु0संख्या 14/प्र0अ0/05-06
2.	3	आन्तरिक मार्ग	2.00	0.99	1.74	0.57	0.50	2.24	दिनांक 8.09.05 के अनुसार
3.	4	आन्तरिक मार्ग	1.00	0.99	0.87	0.57	0.24	1.11	विकास कार्य प्रगति पर है।
4.	5	आन्तरिक मार्ग	2.00	0.99	1.74	0.57	0.50	2.24	
5.	6	आन्तरिक मार्ग	2.00	0.99	1.74	0.57	0.50	2.24	
6.	7	आन्तरिक मार्ग	1.00	0.99	0.87	0.57	0.24	1.11	
7.	8	आन्तरिक मार्ग	2.00	0.99	1.74	0.57	0.50	2.24	
8.	11	आन्तरिक मार्ग	2.00	0.99	1.74	0.57	0.50	2.24	
9.	10	आन्तरिक मार्ग	2.00	0.99	1.74	0.57	0.50	2.24	पुनः निविदा की गयी है।
10.	62 तथा सी-56 पाकेट सै0 62	रोड संख्या 1 रोड संख्या 2 रोड संख्या 4 रोड संख्या 5 रोड संख्या 7 रोड संख्या 8 रोड संख्या 9 रोड संख्या 11 रोड संख्या 14	2.35 0.65 1.30 0.65 2.45 1.95 1.95 1.95 1.95	0.99 0.99 0.99 0.99 0.99 0.99 0.99 0.99 0.99	2.32 0.64 1.28 0.64 2.42 1.93 1.93 1.93 1.93	0.57 0.57 0.57 0.57 0.57 0.57 0.57 0.57 0.57	0.67 0.18 0.37 0.18 0.70 0.56 0.56 0.56 0.56	2.95 0.82 1.65 0.82 3.12 2.49 2.49 2.49 2.49	अनु0 संख्या 08/प्र0अ0/05-06 दिनांक 28.07.05 के तहत M/o RSP & Green Belt Sec. 62 में संतोष नर्सरी के द्वारा कार्य कराया जा रहा है।
		कुल योग	30.50		28.24		8.12	36.32 लाख	

Dev. of Parks — once in 3 yrs.  
Maint. — every year.

**उद्यान खण्ड प्रथम पार्को का विकास का बजट वर्ष -2005-06 एवं वर्तमान में कार्य की प्रगति**

क्र० सं०	सैक्टर	स्थिति	क्षेत्रफल		पौधों की संख्या		विकास दर	विकास की राशि	अनुक्षण दर	6 माह के अनुक्षण राशि	कुल धनराशि (ix + xi)	वर्तमान में कार्य की प्रगति
			ए श्रेणी	बी श्रेणी	वृक्ष	झाडी						
1.	2	स्टेट बैंक के पीछे वाला पार्क	-	1.00	50	200	1.35	1.35	0.44	0.44	1.79	निविदा आमंत्रित की जा रही है।
2.	5	हरौला गांव के साथ पार्क	2.00	-	100	400	1.76	3.52	0.53	1.06	4.58	आकलन बनाया जा रहा है।
3.	6	डी0टी0सी0स्टेण्ड के साथ पार्क	-	1.08	54	216	1.35	1.08	0.44	0.24	1.69	अनुबंध संख्या 12/AO/05-06 के अनुसार विकास कार्य प्रगति पर है।
4.	9	बी-9 बी-20 डी-11 डी-18 एफ-11 एफ-18 एच-7 एच-18	-	0.42 0.45 0.55 0.27 0.40 0.42 0.45 0.30	21 23 28 14 20 21 23 15	84 90 110 54 80 84 90 60	1.35 1.35 1.35 1.35 1.35 1.35 1.35 1.35	0.57 0.60 0.74 0.36 0.54 0.57 0.61 0.40	0.44 0.44 0.44 0.44 0.44 0.44 0.44 0.44	0.10 0.10 0.12 0.06 0.09 0.09 0.10 0.07	0.67 0.70 0.86 0.42 0.63 0.66 0.77 0.47	अनुबंध बनने की प्रक्रिया में है।
5.	10	बी-1 सी-237	-	1.98 0.50	533 231	200 88	0.50 ---	- -	- -	- -	- -	उच्च अधिकारियों के आदेश से सघन वृक्षारोपण कराया जा रहा है। विभागीय श्रमिकों द्वारा अनुक्षण कार्य कराया जा रहा है
6.	11	के ब्लाक पी ब्लाक	-	0.25 0.20	13 10	50 40	1.35	0.34 0.27	0.44 0.44	0.06 0.05	0.40 0.32	अनु० 02/AD(H)/ 05 -06 के अनुसार विकास कार्य प्रगति पर है।

7.	19	सनातन मन्दिर के पास पार्क	-	2.00	100	400	1.35	2.70	0.44	0.44	3.14	अनुबंध बनने की प्रक्रिया में है।
8.	25A	सिटी सैन्टर	11.00	-	550	2200	1.76	19.36	2.91	0.53	22.27	कार्यस्थल का अभी Demarcation नहीं हुआ है।
9.	54	सै0 57 के सामने गैस गोदाम के पास	--	8.87	443	1770	1.35	11.94	3.89	0.44	15.83	अनु0 संख्या 15/AO /05-06 दिनांक 8.09.05 को विकास कार्य प्रारंभ किया जा रहा है।
10.	55	बी-180बी, ए-49 एवं सी ब्लॉक गुप हाउसिंग	--	2.68	45	2140		3.36	0.60		3.96	अनु0 संख्या 06/AO /05-06 दिनांक 25.07.05 + 60 days + one yr. Maint. विकास कार्य प्रगति पर है
11.	55	जी-164ए एवं ई-180 पार्क	--	3.65	Nil	1786		3.10	0.63		4.37	अनु0 संख्या 07/AO /05-06 दिनांक 28.07.05 + 90 days + one yr. Maint. विकास कार्य प्रगति पर है
12.	56	स्वामी कल्याण देव पार्क ए-2ए	1.40	--	176	5120		2.56	0.35		3.26	अनु0 संख्या 01/AO /05-06 दिनांक 29.04.05 विकास कार्य पूर्ण अनुक्षण कार्य प्रगति पर है

13.	56	ए-32ए, जी-21 एवं जी ब्लॉक ग्रुप हाउसिंग	—	2.33	82	1959		2.46	0.46	3.45	अनु0 संख्या 26/AO/ 04-05 दिनांक 28.3.05 + 60 days + one yr. Maint. विकास कार्य पूर्ण अनुक्षण कार्य प्रगति पर है
14.	56	बी-80ए एवं बारात घर	—	1.76	57	1896		1.69	0.47	2.63	अनु0 संख्या 22/AO/ 04-05 दिनांक 15.12.04 + 60 days + one yr. Maint. विकास कार्य पूर्ण अनुक्षण कार्य प्रगति पर है
15.	62	डी टाइप पार्क स्थल कार्यालय के सामने	17.86	—	2000	455000	1.76	36.13	4.73	40.86	निविदा अनुमोदन की प्रक्रिया में है।
16.	62	बी-9 पार्केट	—	9.14	457	3613	1.35	12.33	4.02	16.35	अनु0 संख्या 04/AO /05-06 दिनांक 29.06.05 + 60 days + one yr. Maint. विकास कार्य पूर्ण अनुक्षण कार्य प्रगति पर है
17.	62	छोटा डी पार्क	—	7.07	353	2828	1.35	9.54	1.55	5.07	अनु0 संख्या 25/AO /05-06 दिनांक 22.03.05 + 90 days + one yr. Maint. विकास कार्य पूर्ण अनुक्षण कार्य प्रगति पर है
			32.26	45.77	5419	480558				135.15	

Say 135.15 Lac

**उद्यान खण्ड प्रथम ग्राम विकास का बजट वर्ष -2005-06**

क्र० सं०	सैक्टर	स्थिति	क्षेत्रफल		पौधों की संख्या		विकास दर	अनुक्षण वार्षिक दर	विकास + अनुक्षण सशि	अभियुक्ति
			ए श्रेणी	बी श्रेणी	वृक्ष	झाडी				
(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)
1.	5	हरौला बारात घर	--	0.60	30	120	1.35	0.44	0.80 + 0.26 = 1.06	
2.	27	अट्टा बारात घर	-	0.51	27	108	1.35	0.44	0.66 + 0.21 = 0.87	
		<b>कुल योग</b>		<b>1.11</b>	<b>24.0</b>	<b>228</b>			<b>1.93 लाख</b>	

अथात् 2.00 लाख

उद्यान विभाग खण्ड द्वितीय बजट वर्ष 2005-06 एवं वर्तमान में कार्य की प्रगति

मद - सड़कों के किनारे वृक्षारोपण का विकास

क्रम संख्या	सैक्टर	स्थिति	रोड किमी <sup>0</sup>	विकास दर	विकास की राशि का वर्ष	अनुक्षण दर	अनुक्षण की छमाही राशि	कुल धनराशि	वर्तमान में कार्य प्रगति
1	-	सडक नं0 6 होशियारपुर टी प्वाइन्ट से सै0 61 पुलिस चौकी तक	5.00	0.99	4.95	0.57	1.43	6.38	आकंलन बनाया जा रहा है।

**उद्यान खण्ड द्वितीय पार्कों का विकास का बजट वर्ष -2005-06 एवं वर्तमान में कार्य की प्रगति**

क्र० सं०	सेक्टर	स्थिति	क्षेत्रफल		पौधों की संख्या		विकास दर	विकास की राशि	अनुक्षण दर	6 माह के अनुक्षण राशि	कुल धनराशि (ix + xi)	वर्तमान में कार्य की प्रगति
			ए श्रेणी	बी श्रेणी	वृक्ष	झाड़ी						
1.	16	पार्क (ऑटो मार्केट के साथ)	-	0.75	50	150	1.35	1.01	0.44	0.33	1.34	आकंलन बनाया जा रहा है।
2.	31	प्राईमरी पाठशाला निठारी पार्क ए-239 ए	-	2.00	100	400	1.35	2.70	0.44	0.44	3.14	आकंलन स्वीकृत हो गया है।
3.	52	बारात घर	-	1.74	90	360	1.35	2.35	0.44	0.38	2.73	निविदा जॉब संख्या 541/05-06 के तहत आमंत्रित कर ली गयी है। निविदा दिनांक 17.08.05 को खोली जायेगी।
4.	63	ए-115 बी-71 सी-97	-	1.01	50	200	1.35	1.35	0.44	0.22	1.57	कार्य अंतिमित हो गया है मृदा कार्य प्रगति पर है जॉब सं० 281 के तहत पुनः निविदा आमंत्रण हेतु पत्रावली PE(TAC) को भेजी गयी है निविदा कर ली गयी है नेगोसियेशन की कार्यवाही की जा रही है।
		डी-155 सी-208 डी-90	12.71	-	650	2600	1.76	22.36	0.53	3.36	25.72	कार्य आवंटन हो गया है कार्य प्रगति पर है।
			-	4.41	220	880	1.35	5.95	0.44	0.30	6.25	कार्य आवंटन हो गया है कार्य प्रगति पर है।
			-	1.60	80	320	1.35	2.16	0.44	0.35	2.51	कार्य आवंटन हो गया है कार्य प्रगति पर है।
5.	YRF -II	नवग्रह वाटिका के साथ	16.00	-	800	3200	1.76	28.16	0.53	4.24	32.40	इस स्थल पर स्मृतिवन के स्थल चयन हेतु कमेटी गठित की गयी है और स्थल का चयन किया जा रहा है।
6.	YRF -I	झील का विकास	7.00	-	350	1400	1.76	12.32	0.53	1.85	14.17	कार्य अंतिमित हो गया है एवं निविदा कार्य प्रगति पर है।
			35.71	18.81	2735	11740		89.23		13.24	102.47	

Say 102.00 Lac

**उद्यान खण्ड द्वितीय ग्राम विकास का बजट वर्ष -2005-06**

क्र० सं०	सैक्टर	स्थिति	क्षेत्रफल		पौधों की संख्या		विकास दर	अनुक्षण वार्षिक दर	विकास + अनुक्षण राशि	अभियुक्ति
			ए श्रेणी	बी.श्रेणी	वृक्ष	झाड़ी				
(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)
1.	31	प्राइमरी पाठशाला निठारी	—	2.00	100	250	1.45	0.44	2.90 + 0.88 = 3.78	आकंलन स्वीकृत हो गया है।
2.	31	बासत घर निठारी	-	0.17	10	36	1.45	0.44	0.24 + 0.07 = 0.31	आकंलन बनाया जा रहा है।
2.	66	प्राइमरी पाठशाला ममूर	-	2.00	100	250	1.45	0.44	2.90 + 0.88 = 3.78	आकंलन बनाया जा रहा है।
		<b>कुल योग</b>		<b>4.17</b>	<b>210</b>	<b>536</b>			<b>7.87 लाख</b>	

अर्थात् 8.00 लाख

**उद्यान विभाग खण्ड तृतीय में पथ वृक्षारोपण के विकास का प्रस्तावित बजट वर्ष 2005-06 एवं वर्तमान में कार्य की प्रगति**

मद - अ) पथ वृक्षारोपण का विकास

क्रम संख्या	सैक्टर	स्थिति	क्षेत्रफल रोड किमी०	विकास दर	अनुक्षण दर	धनराशि (रु० लाख में)	वर्तमान में कार्य प्रगति
(i)	(ii)	(iii)	(iv)	(v)	(vii)	(viii)	(ix)
1.	44	i) एम०पी०-तृतीय से 1.5 किमी० तक एक्सप्रेस हाइवे के साथ तीन लाइन में ii) एम०पी०-तृतीय से एस०पी०सी०ए० तक 1.5 किमी० दोनों तरफ	4.50 3.00	0.99 0.99	0.57 0.57	4.45 + 1.28 = 5.70 2.99 + 0.86 = 3.85	आकलन स्वीकृत हो चुका है एवं निविदा आमंत्रित की जा रही है। अभी भी सड़क निर्माण का कार्य चल रहा है। निविदा आमंत्रित की जा चुकी है। अनुबंध बनने की प्रक्रिया में है।
2.	122	आन्तरिक मार्ग	21.00	0.99	0.57	20.79 + 5.98 = 26.77	निविदा खोली जा चुकी है अनुबंध बनने की प्रक्रिया में है।
3.	92	सै० 92 एवं 93 के मध्य	7.00	0.99	0.57	6.93 + 1.99 = 8.92	आकलन दिनांक 25.07.05 को स्वीकृत हो चुका है एवं निविदा दिनांक 23.08.05 को खोली जायेगी
4.	46	आन्तरिक मार्ग	5.00	0.99	0.57	4.95 + 1.42 = 6.37	आकलन दिनांक 25.07.05 को स्वीकृत हो चुका है एवं निविदा आमंत्रित हो चुकी है।
5.	87, 88	सै० 87 एवं 88 के मध्य	5.00	0.99	0.57	4.95 + 1.42 = 6.37	आकलन दिनांक 25.07.05 को स्वीकृत हो चुका है एवं निविदा दिनांक 23.08.05 को खोली गई है निविदा स्वीकृति की प्रक्रिया में है।
6.	50 पार्ट द्वितीय	आन्तरिक मार्ग	10.00	0.99	0.57	9.99 + 2.85 = 12.74	आकलन स्वीकृत हो चुका है निविदा आमंत्रित हो चुकी है।
7.	72	सैक्टर 72 के समस्त मार्ग	24.00			10.72	मृदा कार्य हो गया है वृक्षारोपण कार्यक्रम चल रहा है।

8	0 से 10 किमी० तक सैण्ड्रल वर्ज में 5.5 मी० चौड़ाई में घास लगाना एवं एक वर्ष तक अनुसूक्षण कार्य	13.60				28.98	विकास कार्य हो चुका है अनुसूक्षण कार्य चल रहा है।
9	10 से 20 किमी० तक सैण्ड्रल वर्ज में 5.5 मी० चौड़ाई में घास लगाना एवं एक वर्ष तक अनुसूक्षण कार्य	13.60				28.00	निविदा खुल गयी है एवं निविदा अनुमोदित हो गयी है व मुदा कार्य आज दिनांक 27.07.05 से शुरू हो गया है।
10	0 से 4 किमी० तक सर्विस रोड के किनारे दोनों ओर वृक्षारोपण एवं एक वर्ष का अनुसूक्षण कार्य	8.00				19.50	नीम एवं अर्जून के वृक्षों के पौधों का रोपण हो चुका है एवं अलंकृत झाड़ियों का रोपण भी हो चुका है वर्तमान में अनुसूक्षण कार्य भी चल रहा है।
11	4 से 10 किमी० तक सर्विस रोड के किनारे दोनों ओर वृक्षारोपण एवं एक वर्ष का अनुसूक्षण कार्य	12.00				29.90	आकंलन स्वीकृत हो चुका है निविदा आंमत्रित की जा रही है।
12	10 से 20 किमी० तक सर्विस रोड के किनारे दोनों ओर वृक्षारोपण एवं एक वर्ष का अनुसूक्षण कार्य	20.00				49.69	आकंलन स्वीकृत हो चुका है निविदा दिनांक 9.09.05 को आंमत्रित की गयी है।

**उद्यान खण्ड तृतीय पार्को का प्रस्तावित बजट वर्ष -2005-06 एवं वर्तमान में कार्य प्रगति**

अ) पार्को का विकास

क्र० सं०	सैक्टर	स्थिति	क्षेत्रफल		पौधों की संख्या		विकास दर	अनुक्षण वार्षिक दर	विकास + अनुक्षण राशि	अभियुक्ति
			ए श्रेणी	बी श्रेणी	वृक्ष	झाड़ी				
(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)
1.	50 पार्ट - II	आलोक विहार के साथ लोहिया पार्क	28.00	-	1400	5600	7.50	-	196.00	लोहिया पार्क के नाम से ए श्रेणी का विकसित किया जाना प्रस्तावित है अतः 7.00 लाख /एकड़ पर प्रस्तावित की गयी है। इस पार्क के विकास हेतु पुनः लैण्डस्केप आर्किटेक्टों से कोन्सेप्ट एवं डिजाईन मांगे गये है एवं यमुना रिवर फ्रंट पर नवग्रह वाटिका के साथ स्थल का चयन हो रहा है अनुमोदन प्राप्त होने पर अग्रिम कार्यवाही की जानी प्रस्तावित है।
2.	51 पार्ट- II	जी-18	--	3.95	198	790	1.35	0.44	5.33 + 0.86 = 6.21	कार्य आवंटित हो गया है
3.	43	ए-37	4.25	--	212	850	1.76	0.53	7.48 + 1.13 = 8.61	कार्य आवंटित हो गया है एवं प्रारंभ हो गया है।
4.	46	ए-18बी	--	1.11	55	222	1.35	0.44	1.49 + 0.24 = 1.73	कार्य चल रहा है।
5.	47	जी-209सी	7.18	--	359	1436	1.76	0.53	12.63 + 1.90 = 14.53	आकलन दिनांक 25.07.05 को स्वीकृत हो गया है निविदा दिनांक 23.08.05 को खोली गई है निविदा स्वीकृति की प्रक्रिया में है।

6.	48	मास्टर ग्रीन	--	5.25	262	1050	1.35	0.44	7.08 + 1.15 = 8.23	बाउण्ड्रीवाल बनाने हेतु परियोजना अभियन्ता को पत्र भेजा गया है फिर भी आकलन बनाकर PE(TAC) को जॉब हेतु भेजा गया है।
7.	92	बी-150बी	--	3.55	177	710	1.35	0.44	4.79 + 0.78 = 5.57	आकलन बनाकर PE(TAC) को भेजा गया है।
		कुल योग = 7 पार्क	39.47	13.86	2663	10658			240.88 लाख	

**उद्यान खण्ड तृतीय ग्राम विकास का प्रस्तावित बजट वर्ष -2005-06 एवं वर्तमान में कार्य प्रगति**

क्र० सं०	स्थिति	क्षेत्रफल			पौधों की संख्या		विकास दर	अनुक्षण वार्षिक दर	विकास + अनुक्षण राशि छमाही राशि	वर्तमान में कार्य की प्रगति
		ए श्रेणी	बी श्रेणी	वृक्ष	झाडी					
(i)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	
1.	शाहपुर प्राइमरी स्कूल	--	0.50	25	100	1.35	0.44	0.67 + 0.11 = 0.78	आकलन बनाकर स्वीकृति हेतु भेजा जा चुका है।	
2.	रोहिल्लापुर बारात घर	-	0.63	32	126	1.35	0.44	0.85 + 0.13 = 0.98		
3.	सुल्तानपुर प्राइमरी पाठशाला एवं बारात घर	--	1.00	50	200	1.35	0.44	1.35 + 0.22 = 1.57		
4.	रायपुर	--	1.00	50	200	1.35	0.44	1.35 + 0.22 = 1.57	आकलन बनाकर स्वीकृति हेतु भेजा जा चुका है।	
5.	छपरौली जुनियर हाईस्कूल	-	2.50	125	450	1.35	0.44	3.47 + 0.55 = 4.02		
6.	मंगरोली प्राइमरी स्कूल	-	2.00	100	400	1.35	0.44	2.70 + 0.44 = 3.14		
7.	गेझा प्रा० कन्या पाठशाला	-	2.00	100	200	1.35	0.44	2.70 + 0.44 = 3.14	आकलन स्वीकृत हो गया है	
8.	बख्तावर पुर	-	0.50	25	100	1.35	0.44	0.67 + 0.11 = 0.78	निविदा आमंत्रित की जा रही है।	
9.	याकूबपुर	-	0.50	25	100	1.35	0.44	0.67 + 0.11 = 0.78	निविदा खुल गयी है।	
10.	सदरपुर प्रा० पाठशाला	-	0.50	25	100	1.35	0.44	0.67 + 0.11 = 0.78		
11.	भूड प्राइमरी स्कूल	-	1.00	50	200	1.35	0.44	1.35 + 0.22 = 1.57	आकलन बनाया जा रहा है।	
12.	होशियारपुर कम्प्यूनिटी सेंटर प्राइमरी स्कूल, जूनियर हाईस्कूल पार्क विकास	-	0.83	20	510			3.01	निविदा खुल गयी है निविदा स्वीकृति की प्रक्रिया में है।	
13.	छलेरा कम्प्यूनिटी सेंटर प्राइमरी स्कूल के पार्क का विकास	-	0.55	20	90, 1033 हैज			1.74	निविदा दिनांक 11.02.05 को खुल गयी है निविदा स्वीकृति की प्रक्रिया में है।	
14.	ककराला एवं पर्थला के बारात घर एवं प्राइमरी स्कूल परिसर में पार्क का विकास	-	--	50	-			5.06	आकलन स्वीकृत हो गया है निविदा आमंत्रित की जा रही है।	
	कुल योग		12.00	690	4033			30.25		

Say = 30.00 lac

ग्राम विकास का कुल बजट 02.00 + 08.00 + 30.00 = 40.00 लाख

**उद्यान विभाग खण्ड का प्रस्तावित तृतीय बजट वर्ष 2005-06 एवं वर्तमान में कार्य प्रगति**

अ) हरित पट्टिका का विकास कार्य

क्रम सं०	सैक्टर	स्थिति	क्षेत्रफल एकड़ में	पौधों की संख्या		विकास दर	अनुसूक्षण वार्षिक दर	विकास एवं छमाहीअनुसूक्षण राशि लाख में	वर्तमान में कार्य प्रगति
				वृक्ष	झाडी				
1.	122	मास्टरप्रीन	10.47	4188	2303	1.38	0.64	17.79	आकंलन बनाकर जॉच हेतु भेजा गया है।
2.	50 पार्ट द्वितीय	सै० 72 की तरफ	10.00	4000	2200	1.38	0.64	17.00	आकंलन बनाया जा रहा है।
3.	72	मास्टर ग्रीन	7.56	3024	1664	1.38	0.64	12.84	आकंलन स्वीकृत हो गया है निविदा आमंत्रित की जा रही है।
4.	फेज द्वितीय	पुस्ते के साथ	5.00	2000	1100	1.38	0.64	8.50	कार्य को विभागीय स्तर पर करया जा रहा है।
5.	92	ओमेक्स के साथ	6.00	2400	1320	1.38	0.64	10.20	मौके पर साइड क्लीयर नहीं है OMAX ग्रुप हाउसिंग द्वारा झुलियाँ एवं मैटिरियल डाल रखा है फिर भी आकंलन बनाकर स्वीकृति हेतु भेजा जा रहा है।
6.	नौएडा-ग्रेटर नौएडा एक्सप्रेस हाइवे के साथ		20.00	8000	4294	1.38	0.64	34.00	जल विभाग द्वारा गहरी सीवर लाईन डालने का कार्य वर्ष 2003 में शुरू किया गया था परन्तु शासन द्वारा कार्य पर रोक लगा दी गयी थी और शासन द्वारा सीवर लाईन की जॉच करायी जा रही है जिसके कारण अभी कार्यस्थल उपलब्ध नहीं है और वर्ष 2005-06 में संभवतः उद्यान का कार्य नहीं हो सकेगा।
	कुल योग		59.03	23612	12878	1.38	0.64	100.34 लाख	

**नर्सरियों का विकास का प्रस्तावित बजट वर्ष -2005-06**

**नर्सरियों का विकास**

क्र० सं०	सैक्टर	स्थिति	धनराशि	अभियुक्ति
1.	8	मद - खाद, मिट्टी, पोलीथीन बैग, गमले नेट आदि	5.00 लाख	
2.	32	मद - खाद, मिट्टी, पोलीथीन बैग, गमले नेट आदि	5.00 लाख	
3.	39	मद - खाद, मिट्टी, पोलीथीन बैग, गमले नेट आदि	5.00 लाख	
		कुल योग	<b>15.00 लाख</b>	

**नर्सरियों के विकास का कुल बजट - 15.00 लाख**

**नर्सरियों का अनुरक्षण**

क्र० सं०	सैक्टर	स्थिति	धनराशि	अभियुक्ति
1.	8	मद - खाद, मिट्टी, पोलीथीन बैग, गमले नेट आदि	5.00 लाख	
2.	32	मद - खाद, मिट्टी, पोलीथीन बैग, गमले नेट आदि	5.00 लाख	
3.	39	मद - खाद, मिट्टी, पोलीथीन बैग, गमले नेट आदि	5.00 लाख	
		कुल योग	<b>15.00 लाख</b>	

**नर्सरियों के अनुरक्षण का कुल बजट - 15.00 लाख**

Annexure 7 A Note on Lease Rent

## Lease Rent

यू पी इंडस्ट्रियल एरिया उपवलेपमेंट एक्ट, 1976 के प्रस्तर 11.1 में प्राधिकरण द्वारा विकसित क्षेत्रों में सुविधाएँ अनंतर रूप से बनाए रखने के लिए प्राधिकरण को कर लगाने का अधिकार दिया गया है। सम्भवतः इसी अधिकार अथवा किसी अन्य अधिकार या अधिनियम के अंतर्गत नवीन ओखला औद्योगिक विकास प्राधिकरण में लीज़ रेंट जैसी कर देयता को लागू किया गया यद्यपि यह कर प्रदेश की समस्त प्राधिकरणों में लागू है। जैसा कि अधिनियम में वर्णन किया गया है, यह कर प्राधिकरण द्वारा विकसित क्षेत्र में सुविधाओं को अनंतर रूप से बनाए रखने के लिए लगाया गया है। प्राधिकरण द्वारा विकसित विभिन्न क्षेत्रों में पूर्ण भूखण्ड मूल्य पर यह भिन्न दर से लागू है जैसे औद्योगिक, संस्थागत व वाणिज्यिक क्षेत्रों के लिए 2.5 प्रतिशत तथा आवासीय क्षेत्र के लिए 1 प्रतिशत। प्राधिकरण की वर्ष 1992 में सम्पन्न बोर्ड बैठक में यह निणय लिया गया है कि यदि कोई आवंटी वार्षिक रूप से देय लीज़ रेंट को जमा करने आदि की सम्भावित असुविधा से बचने के लिए एकमुश्त लीज़ रेंट जमा करता है तो उसे यह सुविधा दी जा सकती है परन्तु उसे जमा करने की दिनांक से पूर्व देय समस्त लीज़ रेंट के साथ ही तत्समय देय वार्षिक लीज़ रेंट का 11 गुना जमा करना होगा। यह 11 गुना का निर्णय सम्भवतः इस उद्देश्य से लिया गया कि यदि एकमुश्त जमा धनराशि को किसी बैंक/पोस्ट आफिस में जमा करा दिया जाए अथवा उक्त प्राप्त धनराशि को पूँजीगत प्राप्ति के रूप में नवीन सम्पत्ति सृजन करने में व्यय कर दिया जाए तो प्राप्त होने वाला ब्याज अथवा सम्पत्ति की दशा में प्राप्त होने वाला लाभ या किराया उक्त वार्षिक लीज़ रेंट के समतुल्य अथवा अधिक होगा। यहाँ यह भी उल्लेखनीय है कि वर्ष 1992 (बोर्ड के निर्णय के वर्ष) में बैंकों की सावधि जमा योजना में ब्याज दर औसतन 10 प्रतिशत था। सम्भवतः इस 11 गुने का यही आधार था। आज जब भारत सरकार व रिजर्व बैंक के कड़े निर्देशों के अनुपालन में बैंकों में ऐसे जमा पर ब्याज दर 5.75 प्रतिशत रह गई है तो उक्त 11 गुने के पुनः निर्धारण करने का समय आ गया है ताकि एकमुश्त जमा के उद्देश्य को यथावत बनाया रखा जा सके। यह भी उल्लेखनीय है कि प्राधिकरण द्वारा विकसित समस्त क्षेत्रों में दिए जाने वाली सुविधाओं का जो अनुमान 1992 में किया गया होगा, आज उन सुविधाओं की मात्रा किए गए अनुमान से कई गुना बढ़ गई हैं। यदि 1992 में की गई सुविधाओं के अनुमान को ही यथावत बनाए रखने का प्रयास किया जाए तो एकमुश्त जमा की यह संख्या 17.5 गुना आती है। प्राधिकरण के वर्तमान नियमों के अंतर्गत आगणित लीज़ रेंट का उदाहरणार्थ विवरण निम्नवत है

Cost of property - Rs. 100000/-  
Annual Lease Rent @ 1% = Rs/ 1000 per year  
One time Lease Rent = 1000 x 11  
= Rs. 11000

1	2	3	4	5	6
Period	Year	Annual Income (increased 50% after every 10 years)	Annual interest	Total income 2x 3	Total income 2 x 4
0 - 10	10	1000.00	632.50	10,000.00	6325.00
10 - 20	10	1500.00	632.50	15,000.00	6325.00

20-30	10	2250.00	632.50	22,500.00	6325.00
30-40	10	3375.00	632.50	33,750.00	6325.00
40-50	10	5062.50	632.00	50,625.00	6325.00
50-60	10	7593.35	632.50	75,937.00	6325.00
60-70	10	11390.63	632.50	1,13,906.30	6325.00
70-80	10	17085.94	632.50	1,70,859.40	6325.00
80-90	10	25628.91	632.50	2,56,289.10	6325.00
Total		74886.73	5692.50	7,48,867.30	56925.00

इस प्रकार स्पष्ट है कि मात्र 1 लाख रूपए की सम्पत्ति पर ही लीज़ रेंट के मद में प्राधिकरण को रु 6.92 लाख की हानि उठानी पड़ रही है जिसे 17.5 गुना करने के बाद भी पूरा नहीं किया जा सकता क्योंकि प्राधिकरण नियमों के अंतर्गत प्रत्येक 10 वर्ष पर लीज़ रेंट में 50 प्रतिशत की वृद्धि कर दी जाती है, फिर भी एकमुश्त लीज़ रेंट में वृद्धि कर के इस हानि को किसी सीमा तक (यद्यपि निम्न सीमा तक ही) पूरा किया जा सकता है। अब चूँकि एकमुश्त जमा करने का निर्णय आवंटी का स्वतः अपना निर्णय है, इसलिए प्राधिकरण अपनी हानि को पूर्ण करने में यदि दर की यह वृद्धि करता है, तो आवंटी के अधिकारों पर इस का कोई दुष्प्रभाव नहीं पड़ रहा है। अतः प्राधिकरण यह निर्णय लेने के लिए स्वतंत्र प्रतीत हो रहा है।

प्राधिकरण को होने वाली हानि को कम करने के लिए एक उपाय यह भी है कि अब तक जमा एक मुश्त लीज़ रेंट को आगणित/अनुमानित करते हुए इससे कुछ ऐसी सम्पत्ति का सृजन किया जाए जो प्राधिकरण को मासिक अथवा वार्षिक रूप से आय देती रहे जैसे सेक्टर 18 में बनाए जाने वाला प्रस्तावित बहुमंजिला पार्किंग कम कॉर्मशियल कॉम्प्लेक्स या किसी अन्य ऐसे सेक्टर में वाणिज्यिक कॉम्प्लेक्स का निर्माण जहाँ वाणिज्यिक कार्य अधिक मात्रा में हो, और प्राधिकरण की दुकानों/सृजित सम्पत्ति से अधिक मासिक/वार्षिक आय प्राप्त हो सके। यहाँ यह भी उल्लेख करना समीचीन होगा कि प्राधिकरण को व्यवसायिक दृष्टि भी रखनी होगी, कम से कम इस प्रकरण में तो अवश्य ही। प्राधिकरण अपनी सृजित सम्पत्ति को आम निर्माता की तरह मासिक/वार्षिक किराया निर्धारित करने के साथ ही कुछ प्रीमियम भी निर्धारित कर सकता है भले ही सील्ड टेंडर द्वारा या खुली बोली द्वारा।

उत्तर प्रदेश के विभिन्न प्राधिकरण आवंटी से 12.5 प्रतिशत एक मुश्त लीज़ रेंट की वसूली कर रहे हैं जब कि उक्त सभी प्राधिकरण निर्माण एव आवंटन के उपरांत सम्पूर्ण क्षेत्र का हस्तांतरण संबंधित नगर निगम को कर देते हैं और नगर निगम का ही हस्तांतरण के उपरांत उस निर्माण के रख रखाव का उत्तरदायित्व होता है। ऐसी दशा में भी वे नौएडा द्वारा निर्धारित लीज़ रेंट का 12.5 गुना की वसूली कर रहे हैं, तो नौएडा जो विकसित क्षेत्र का अनवरत रख रखाव कर रहा है, यदि 17.5 गुना एकमुश्त लीज़ रेंट की माँग करता है तो यह माँग अधिक नहीं कही जा सकती। हाँ, एकमुश्त लीज़ रेंट बढ़ने की दशा में जमा करने की सुविधा किस्तों में दिए जाने पर विचार किया जा सकता है। इस विषय पर विचार करते हुए स्पष्ट निर्णय लेना चाहें।