

MINUTES OF 272nd MEETING OF THE FINANCE AND CONTRACT COMMITTEE HELD ON 17.05.2017 AT 3.00 P.M. IN THE CONFERENCE ROOM OF THE MUNICIPAL CORPORATION, CHANDIGARH.

PRESENT :-

Sarv./Sh./Smt.:-

1.	Asha Jaswal	Mayor
2.	B. Purushartha, IAS	Commissioner
3.	Ajay Dutta	Councillor
4.	Arun Sood	Councillor
5.	Jagtar Singh	Councillor
6.	Kanwarjeet Singh	Councillor
7.	Sh. Devinder Singh Babla	Councillor
8.	Manoj Khatri, HCS	Secretary

OFFICERS PRESENT :-

Sarv./Sh./Smt.:-

1.	Uma Shankar Gupta, PCS	Additional Commissioner
2.	Shilpy Pattar, HCS	Joint Commissioner-II
3.	N.P. Sharma	Chief Engineer
4.	Sanjay Arora	S.E. (P.H.)
5.	P.K. Aggarwal	XEN (Roads-I)
6.	Gursharan Dass	XEN (Roads-III)
7.	Arjit Singh	XEN (Roads-II)
8.	Harish Saini	XEN (P.H. Div. No.I)
9.	Shyam Lal	XEN (P.H. Div. No.II)
10.	B.K. Dhawan	XEN (P.H. Div. No.IV)
11.	Suresh Gill	XEN (P.H. Div. No.III)
12.	Krishan Pal Singh	XEN (Horticulture)
13.	Rupinderjit Singh Randhawa	XEN (Electrical)

The Mayor welcomed the Commissioner, Members & officers present in the meeting.

Sh. Arun Sood said that a community centre was to be constructed in each Sector and the site was to be identified for the new community centre and the old community centres were to be demolished, but even after the lapse of three months nothing had been done so far.

Sh. Devinder Babla said that yesterday he went to the office of Chief Architect, U.T., Chandigarh and he asked the land in Sector 30 for the construction of community centre. He further told that Chief Architect, U.T., Chandigarh identified a piece of land in a park for the construction of community centre, which was not suitable for the community centre as it was surrounded by the residential area.

Sh. Arun Sood said that there is no community centre in Sector 23 & 24. He suggested that a community centre could be constructed in the nursery of Sector 23 adjoining to Sector 24 and it would cover both the sectors.

The Mayor asked the Chief Engineer why the agendas is being submitted at the 11th hour, whereas the notice of the meeting either F&CC or House is issued almost one month prior to the meeting.

The Commissioner said that always the agendas came at the last moment and he could not read the file properly. He advised the Officers of the Engineering Wing to bring the agendas well in time. He further said that at least 15 agendas should be prepared for the meeting of F&CC and House respectively, which should be detailed.

Sh. Devinder Babla suggested that the agenda should be provided to the Councillors one week prior to the meeting, so that they could go through the agendas and after that no agenda should be entertained.

Sh. Arun Sood asked the Chief Engineer why the Auditorium of Mahila Bhawan had not been furnished, whereas the period of 2 year 9 months had elapsed. He expressed his grievance not to complete the building. He said that it is a source of

income and it should be completed at the earliest. He further apprised the committee that he visited the eating joints at night and asked the owner, whether they had obtained the permission or not and the reply was negative.

Sh. Devinder Babla said that the inauguration of the community centre of Sector 28 had been done, but it had never been booked so far.

The Joint Commissioner-II apprised the committee that as a pilot project 3 sectors were selected in which 20 eating joints had been running, one was closed and 19 had been challaned and their tables and chairs had been seized.

Sh. Arun Sood and Sh. Devinder Babla said that the list of eating joint of their wards should be provided them and they would motivate the owner of eating joints for obtaining the permission to run the joint and to pay the fee in lieu thereof.

The Commissioner advised that the area Councillors should be involved for the implementation of this scheme. He further said that the list of the eating joint should be provided to all the Councillors to encourage the owners of eating joints for obtaining the permission for the eating joints and to pay the fee in lieu thereof. He further said that the owner of eating joints should be apprised with the provisions of penalty also in case they would not obtain the permission.

AGENDA ITEM NO. 272.1

Confirmation of the minutes of 271st meeting of the Finance and Contract Committee held on 10.04.2017 at 3.00 p.m. in the Conference Room of the Municipal Corporation, Chandigarh.

The Secretary placed agenda item No.1 before the Committee for confirmation.

“The Committee confirmed the minutes of 271st meeting of the Finance and Contract Committee held on 10.04.2017 at 3.00 p.m. in the Conference Room of the Municipal Corporation, Chandigarh.”

AGENDA ITEM NO. 272.2**To take decision about existing taxi stands and amendments in Terms & Condition for allotment Taxi Stands.**

The Secretary placed agenda item No.2 before the Committee for consideration.

Incharge paid parking branch said that there were 3 rates of the taxi stands i.e. Rs.5100/-, Rs.7300/- & Rs.10000/- per month with 5% increase per annum.

Sh. Arun Sood said that the owner of the taxi stand had to take the electricity connection, water connection, sewerage connection and construct a small kiosk to run the stand. He further said that the Corporation is concerned to generate the revenue, which they have been paying. He further said that all the taxies had been registered either by the Punjab or Haryana Govt., therefore, they had been saving the registration charges, which were to be paid to the U.T. Administration.

The Commissioner said that the issue was different, the licence of the ineligible taxi stands had been cancelled due to non-fulfilment of terms & conditions of the licence. He further said that now it is to be decided whether the taxi stands are to be allotted through auction or other way.

Sh. Devinder Babla said that the original allottee of the taxi stand had left the taxi stand without handing over to the Municipal Corporation, Chandigarh and one of the drivers had been running the taxi stand illegally in his ward. He further said that some taxi stands had been subletted.

Sh. Arun Sood said that the auction would not be the appropriate method for the allotment of taxi stands. He suggested that the facts & figures should be verified once again, so that it could be ascertained, how many persons were genuine. He further suggested that the rent of the taxi stands should be enhanced instead of re-auction. He further suggested that allottees of the taxi stands should be called personally one by one to verify the facts.

The Incharge of Paid Parking told how the taxi stands were allotted initially and from time to time. He further told that the licence of 24 taxi stands were cancelled due to non-fulfilment of terms & conditions not having the four taxies on their own names.

Sh. Devinder Babla said that no terms & conditions were being followed by the taxi stands. They had been violating all the conditions and none was responsible for any incident at taxi stand.

Sh. Jagtar Singh told that all the taxi stands had not been registered with M.C. He further said that approximately 80 taxi stands had been running in the city whereas the M.C. had registered only 61 taxi stands. He also supported the views of Sh. Arun Sood for extending the period.

The Commissioner said that if the present allottees are to be retained then the terms & conditions would have to be changed because they are already defaulters. He further said there would be possibility of subletting and some one left the taxi stands without any information.

Sh. Devinder Babla suggested that this matter should be kept pending one month more and survey of all the taxi stands should be got done. He further said that the Sublette or adda incharge should be removed and the period of the original allottee should be extended with increase in the rent. He further said that the staff should be brought the actual report of survey.

The Commissioner said that the survey of all 61 taxi stands should be got done whether all the taxi stands had been run by the original allottee or not and it should also be ascertained if other than original allottee had been running the stand in which manner he had been running.

Sh. Arun Sood suggested that the partner of the stand should also be treated as original allottee. He further said that it should also be decided what would be the terms & conditions of the auction and what would be the market rent of the stand.

“The Committee considered and resolved that survey of all 61 taxi stands be got done to ascertain the original allottee or others, who had been running the stand and the matter be placed again in the next meeting of the F&CC.”

AGENDA ITEM NO. 272.3

Allotment of Idle Truck Parking, Sector-26, Chandigarh.

The Secretary placed agenda item No.3 before the Committee for consideration.

The Joint Commissioner-I apprised the Committee that idle truck parking, Sector-26, Chandigarh was auctioned for a period of six months extendable upto one year and the physical possession of the same was handed over to the allottee on 15.6.2016, therefore, the term of one year is going to expire on 14.6.2017. He further told that the reserve price of the parking lot was fixed 50% of the last bid, which was Rs.59.00 lac per year.

Sh. Devinder Babla said that over-charging was being done in idle truck parking in Sector-26, Chandigarh by the contractor especially in apple season. He further suggested that the adjoining vacant space near mandi should be converted into paid parking and the Corporation could earn handsome revenue. He further suggested that this parking should be attached with the idle truck parking Sector-26.

The Incharge paid parking told that Rs.50/- & Rs.75/- per truck per day was being charged.

The Commissioner suggested that in view of the area & number of vehicles, the rates of parking should be doubled i.e. Rs.100/- & Rs.200/- per day and the reserve price should also be increased upto Rs.1.00 crore.

The Joint Commissioner-I said that the terms & conditions of the tender would be fixed according to CVC guidelines.

“The Committee considered and recommended that the rates of the idle truck parking Sector-26 be fixed Rs.100/- & Rs.200/- per truck per day.

Further it was also recommended that the reserve price of parking be fixed Rs.1.00 crore and the allotment be done through e-tendering. The tenure of the contract be for one year extendable upto two years and the matter be brought in the meeting of the House for its approval.”

AGENDA ITEM NO. 272.4

Condemnation of 3 number enforcement trucks and fixation of reserve price thereof.

The Secretary placed agenda item No.4 before the Committee for consideration.

“The Committee considered and approved the reserve price of Rs.1,30,000/- for each truck for condemnation of 3 No. Enforcement trucks.”

AGENDA ITEM NO. 272.5

Rough cost estimate for construction of cement concrete footpath inside Green Belt in Sector 48-A,B,C & D, Chandigarh.

The Secretary placed agenda item No.5 before the Committee for consideration.

“The Committee considered and approved rough cost estimate amounting to Rs.28.33 lac for construction of cement concrete footpath inside Green Belt in Sector 48-A,B,C & D, Chandigarh.”

AGENDA ITEM NO. 272.6

Rough cost estimate for purchase of 3 Nos. Mazda Tippers for use in Road Wing of M.C., Chandigarh.

The Secretary placed agenda item No.6 before the Committee for consideration.

“The Committee considered and approved rough cost estimate amounting to Rs.48.54 lac for purchase of 3 Nos. Mazda Tippers for use in Road Wing of M.C., Chandigarh.”

AGENDA ITEM NO. 272.7

Regarding enhancement of fees of the Advocates in District Court, Labour Court, Permanent Lok Adalat, Consumer Forum and Arbitration cases etc.

The Secretary placed agenda item No.7 before the Committee for consideration.

The Law Officer apprised the Committee that the advocates empanelled of the Chandigarh Administration are also engaged/appointed to defend the cases of Municipal Corporation, Chandigarh, in district court, labour court, permanent lok adalat, consumer forum and arbitration cases etc. and they are paid Rs. 2500/- & Rs. 3000/- per case whereas the advocates defending the cases of CITCO & Housing Board are paid Rs. 7000/- & Rs. 7500/- respectively. He further told that the fee structure for the advocates on the panel of Chandigarh Administration engaged by Municipal Corporation should be revised. He further told that about 650 cases are pending in district & other courts and most of the cases are with Ms. Deepali Puri. He told that the fee structure of M.C.C. for the cases of High Court & Supreme Court is similar to the other autonomous bodies.

Sh. Arun Sood said that the panel should be changed for better results and to avoid the litigation. He suggested that the renowned advocates should be engaged.

The Commissioner said that an amount of Rs.2500/- was very less for an advocate whereas the similar autonomous bodies CITCO & Housing Board had been paying Rs.7500/- per case.

“The Committee considered and approved Rs. 7500/- per case for advocates who are on the panel of Chandigarh Administration and also engaged/appointed by the Corporation to defend the cases in District Court, Labour Court, Permanent Lok Adalat, Consumer Forum And Arbitration Cases etc.”

AGENDA ITEM NO. 272.8

Letter of intent for allotment of space for opening of OBC branch in the building of Municipal Corporation, Sector 17, Chandigarh on monthly licence fee basis ex-post-facto approval thereof.

The Secretary placed agenda item No.8 before the Committee for consideration.

The Commissioner apprised the Committee that in order to implement the cashless system in the Municipal Corporation, Chandigarh, a common receipt centre bank extension counter has been permitted to facilitate the public.

“The Committee considered and accorded ex-post-factor approval for allotment of space for opening of OBC branch counter in the building of Municipal Corporation, Sector 17, Chandigarh on monthly licence fee @ Rs.70,872/- + service tax per month .”

AGENDA ITEM NO. 272.9

Revision of rent of shops of village Badheri, Buterla & Burail.

The Secretary placed agenda item No.9 before the Committee for consideration.

Sh. Arun Sood asked whether any property could be auctioned without handing over the possession by the tenant.

The AC(F&A) Estate told that first of all the property would be got vacated, then auctioned.

The Commissioner said that the tenant could be dispossessed under Land Revenue through SDM under P.P.Act. The tenant can not file the suit for his retention after the expiry of term. He further suggested that these properties should be auctioned and the arrear should be recovered through Land Revenue Act.

The Additional Commissioner said that the Corporation had been extending the licence of the tenants from time to time and it would not be appropriate to get the property vacated at once from the tenants. He was of the opinion that the tenure of the tenants should be extended with the revised rent.

Sh. Arun Sood opined that the property should be disposed of by auction on lease hold basis, which would bring handsome amount.

The Commissioner said that the tenants had completed their tenure of five years and 50% increase in the rent would be justified in case of renewal of licence except defaulters. He further said that previously 50% rent was increased. He further said that in case of auction, the present licensee would have to vacate the property.

“The Committee considered and resolved that the licence of tenants be extended further five years with 50% increase in rent of the shops of Badheri, Buterla & Burail (14 No. shops) be enhanced w.e.f. 6.4.2017 and 5% increase every year. It was further resolved that the shops from the defaulters be got vacated.”

AGENDA ITEM NO. 272.10

Proposal for handing over of operation and maintenance of community toilets located at different locations in Chandigarh to local community self help groups under NULM.

The Secretary placed agenda item No.10 before the Committee for consideration.

The Executive Engineer, M.C. P.H.Division No.4 apprised the Committee that there are 24 No. community toilet blocks located at different locations of the slum dwellers. The total number of seats in all these community centres are 1323. It has been proposed in the agenda to hand over the operation & maintenance of these community blocks by outsourcing preferably to the members of local community residing in these slum areas/self help groups at a grant of Rs. 15,000/- per month per community toilet consisting of 20 seats including the cost of required consumable items. He further told that the complaints had been received that the less salary was being paid by the contractor to the workers.

Sh. Kanwarjit Singh said that there was no requirement of community toilet in Burail and the same should be shifted because it was not being used. He demanded the toilets in the market of Burail. He further said that the material had laid for the construction of toilet in his ward but the work had not been started so far.

The Xen.P.H.Divn. 4 said that the community toilet blocks had been installed according to the survey conducted by the MOH Wing of the Corporation where the open defecation was used.

Sh. Ajay Dutta asked why the toilets in green belts are closed?

The Xen. P.H.Division No. 4 apprised the Committee that old contract has expired and new contract is to be assigned very soon, then all the toilets would be functional.

Sh. Arun Sood said that the problems regarding toilets in green belts/parks were being faced in the city. He further said that the electricity connection had been cut in the toilets of markets.

Sh. Arun Sood said that the green paver blocks were fixed in his ward but there is no greenery in the paver blocks, sand seems everywhere.

The Commissioner advised that the consent of the concerned Councillor should be obtained prior to start the construction work of the toilet.

“The Committee considered and accorded approval for handing over of operation & maintenance of 24 No. community toilet blocks by outsourcing preferably to the members of local community residing in these slum areas/self help groups for the slum dwellers @ Rs. 15,000/- per month per community toilet consisting of 20 No. seats including the cost of required consumables.”

AGENDA ITEM NO. 272.11

Rough cost estimate for providing and fixing 60mm thick paver blocks on main road berm in Maloya Colony, Chandigarh.

The Secretary placed agenda item No.11 before the Committee for consideration.

Sh. Arun Sood said that PCC tiles were already fixed, therefore, the PCC tiles should be fixed now also.

The Chief Engineer said that in order to maintain the uniformity, the estimate for the paver blocks had been prepared.

“The Committee considered and resolved that detailed estimate for PCC tiles be brought in the next meeting of the Committee.”

AGENDA ITEM NO. 272.12

Rough cost estimate for B/l one No.12”x8” (304.80x203.20mm) i/d deep bore tubewell (with reverse rig method or any method of latest technology & other contingency work in green belt, Sector 34-C, Chandigarh.

The Secretary placed agenda item No.12 before the Committee for consideration.

Sh. Arun Sood asked the status of Kajauli water works.

The Chief Engineer told that 60% work of pipelines had been completed and the work of pumping station at Water Works Sector-39 is in progress. He further told that the possession of land at Jandpur had not been given in physically. He further told that the party had been asking for the interest on delay. He further said that the matter should be taken with the Adviser to Administrator for solution.

“The Committee considered and approved rough cost estimate amounting to Rs.42.25 lac for B/I one No.12”x8” (304.80x203.20mm) i/d deep bore tubewell (with reverse rig method or any method of latest technology & other contingency work in green belt, Sector 34-C, Chandigarh.”

AGENDA ITEM NO. 272.13

Installation of fountain in lieu of fountain to be dismantled in park in front of House No.162-65, Sector 27-A, Chandigarh.

The Secretary placed agenda item No.13 before the Committee for consideration.

Sh. Devinder Babla apprised the committee that the existing fountain is being used by the public for open urination and causing inconvenience to the residents of the area and suggested to shift the same within the garden area without toe wall, so as to use the existing structure & machinery. He further said that the present fountain has been installed in the corner of the garden and adjoining to the residential area.

The Executive Engineer, P.H.Divn.No.3 told that the present fountain was installed in the year, 2012 and including operation & maintenance and under guarantee till 2018.

“The Committee considered and resolved that the present fountain in front of House No. 162-65, Sector 27-A, Chandigarh, may not be dismantled till under guarantee.”

AGENDA ITEM NO. 272.14

Rough cost estimate for construction of toe wall around left-out parks in Sector 34, Chandigarh.

The Secretary placed agenda item No.14 before the Committee for consideration.

“The Committee considered and approved rough cost estimate amounting to Rs.42.51 lac for construction of toe wall around left-out parks in Sector 34, Chandigarh.”

The meeting ended with a vote of thanks to the Chair.

**Sd/-
Secretary,
Municipal Corporation,
Chandigarh.**