

Proceedings of the eighth meeting of the Governing Council of Punjab Land Records Society held on 24th Feb, 2014 at 10:00 a.m. at Punjab Bhawan, Chandigarh under the chairmanship of the Hon'ble Revenue & Rehabilitation Minister-cum-Chairman, PLRS.

The following were present:-

1. Sh. N. S. Kang, Financial Commissioner, Revenue, Punjab.
2. Sh. Ramesh Kumar Ganta, Secretary, Finance.
3. Sh. R. Venkat Ratnam, Commissioner, Jalandhar Division.
4. Sh. V.K. Sharma, Commissioner, Ferozepur & Faridkot Division.
5. Sh. Ajeet Singh Pannu, Commissioner, Patiala Division.
6. Sh. D.D. Ternach, DLR-cum-Member Secretary, PLRS.
7. Sh. G.K. Singh, Deputy Commissioner, Patiala.
8. Sh. Paramjit Singh, Deputy Commissioner, Shri Muktsar Sahib.
9. Sh. Kamal Kishore Yadav, Deputy Commissioner, Bathinda.
10. Sh. Arshdeep Singh Thind, Deputy Commissioner, Moga.
11. Sh. Varun Roojam, Deputy Commissioner, Jalandhar.
12. Sh. Basant Garg, Deputy Commissioner, Fazilka.
13. Sh. Sibin. C., Deputy Commissioner, Pathankot.
14. Ms. Tanu Kashyap, Deputy Commissioner, Hoshiarpur.
15. Sh. B.S. Dhaliwal, Deputy Commissioner, Tarn Taran.
16. Sh. Arun Sekhri, Deputy Commissioner, Fatehgarh Sahib.
17. Sh. D.S. Mangat, Deputy Commissioner, Kapurthala.
18. Dr. Indu Malhotra, Deputy Commissioner, Sangrur.
19. Sh. G.S. Sidhu, Deputy Commissioner, Barnala.
20. Sh. Abhinav Trikha, Deputy Commissioner, Gurdaspur.
21. Sh. Pradeep Kumar Aggarwal, Deputy Commissioner, Roopnagar.
22. Sh. Ravi Bhagat, Deputy Commissioner, Amritsar.
23. Ms. Anindita Mitra, Deputy Commissioner, SBS Nagar.
24. Sh. Mohammad Tayyab, Deputy Commissioner, Faridkot.
25. Sh. Baldev Singh, Additional Deputy Commissioner (G), Ludhiana.
26. Ms. Sarojini Gautam Sharda, DETC, Jalandhar.
27. Sh. Sukhwinder Singh Dhillon, DRO, Ferozepur.
28. Sh. Rajesh Sharma, DRO, Mansa.
29. Sh. Parveen Garg, Senior System Manager, Department of Governance Reforms.

Before taking up the formal agenda, the Member Secretary pointed out that the previous meeting of the Governing Council of the Society had been held on 22.12.2005, and the proceedings thereof were circulated vide Memo No. PLRS/GC/98-106, dated 16.01.2006. He requested that these proceedings may now be confirmed, since no comments had been received so far. This was approved by the Council. The Member Secretary also apprised the house about the action taken on the decisions of the previous meeting.

The formal agenda was thereafter taken up.

Agenda Item No: 8.1

First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and Ninth Annual Audited Report For the Punjab Land Records Society for the year 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12 and 2012-13.

Resolution No: 8.1

The Annual Audited reports of the Punjab Land Records Society for the year 2004-05 to 2012-13 were placed before the Governing Council for concurrence/approval as per provisions contained in Society's Rules. The Member Secretary apprised that the accounts of the Society had been audited by Chartered Accountants borne on the panel of the Comptroller & Auditor General of India, and had then been approved by the Board of Management. The Chairman questioned why the reports of the previous nine years were being presented together in this meeting, and took a serious view of this delay. At this, Financial Commissioner Revenue explained that under the Memorandum and Articles of Association of the Society, the authority competent to approve the audit reports was the Governing Council. However, since the meeting of the Council had not been held since 2005 these reports could not formally be approved. Member Secretary also pointed out that these reports had already been considered in detail by Board of Management. In view of this explanation the Council approved the Annual Reports.

The Chairman directed that meetings of the Council should be held regularly in future.

Agenda Item No: 8.2

Budget Estimate of the Society for the period from financial year 2006-07 to 2013-14

Resolution No: 8.2

The Budget estimates of the Society for the period from 2006-07 to 2013-14 were placed before the Governing Council. The Chairman pointed out that as per summary of the Income & Expenditure of Financial Report annexed to the item 8.1, the expenditure shown was higher than the corresponding income of the Society. Member Secretary clarified that the total projected expenditure was to be met out of not only the projected income of any particular year, but also out of the cumulative reserves of the Society, e.g. during the financial year 2012-13 budgeted expenditure of Rs. 18,286.92 Lac had been proposed against projected receipts of Rs. 11289.97 Lac and cumulative reserves Rs. 6996.95 lacs available as on 01.04.2012. Thus, the difference in the summary of Income and expenditure was due to the fact that the expenditure was shown against income of that year, but actually these expenditure are to be met both from income of that particular year and cumulative reserves available. In fact, the actual incidence of expenditure had always been less than the budget projections.

In this background, the agenda Item was approved.

Agenda Item No: 8.3

Revision in the rates of TA/DA for the staff of the Punjab Land Records Society.

Resolution No: 8.3

Agenda Item was approved.

Agenda Item No: 8.4

Replacement of two ex-officio Members of I.T Department by one officer of 'Governance Reforms' Department, as member in the BoM.

Resolution No: 8.4

Agenda Item was approved.

Agenda Item No: 8.5

Induction of Secretary Revenue, Punjab as a member in place of Addl. Secretary Revenue, in the BoM.

Resolution No: 8.5

Agenda Item was approved.

Agenda Item No: 8.6

(i) Replacement of two ex-officio Members of I.T. Department by one officer of 'Governance Reforms' Department, as member in the Governing Council.

(ii) Induction of Secretary Revenue, Punjab as a Member in place of Addl. Secretary Revenue, Punjab in the Governing Council.

Resolution No: 8.6 (i) and (ii)

Agenda Item was approved.

Agenda Item No: 8.7

Replacement of co-opted members namely Mrs. Bhawna Garg, and Sh. S.S. Bains, by Sh. A.S. Bains, and Sh. S.S. Khara, as co-opted members in the BoM.

Resolution No: 8.7

Agenda Item was approved.

Agenda Item No: 8.8

Construction of DAC and Sub-Divisional Complexes- provision of funds by PLRS.

Resolution No: 8.8

The Item was approved.

The Chairman, however, pointed out that the construction of Administrative Complexes was going on at a very slow pace and was a cause of concern. He directed that the matter of construction being directly handled by the Society, through award of contract to reputed companies, may be examined by the Financial Commissioner Revenue.

Agenda Item No: 8.9**Reduction in the amount of Performance Bank Guarantee (PBG) of CMS Computers Ltd.**

Resolution No: 8.9

The matter was discussed at length. During the discussion, it was informed that the Master Service Agreement was executed between PLRS and CMS Computers Ltd. on 20th September, 2006. As per clause 1.34 (3) of Master Service Agreement, the Boot Operator was supposed to submit PBG worth Rs. 2.85 Crore (Rs. 1 crore for Ferozepur & Faridkot Division, Rs. 1 Crore for Jalandhar Division, and Rs. 85.00 lacs for Patiala Division). This PBG was for the entire Integrated Land Records Management System Project (ILMS), which included computerized registration of documents (ROD) and of land records (CLR); and provisioning of Citizen and back-end services through establishment and operation and management of citizen service centre throughout the State of Punjab (except District Sangrur & Barnala). However, the ROD project did not take off as envisaged in the agreement owing to non-development of adequate software by M/s Microsoft Corporation. As a result, M/s CMS Computer Ltd. had been handling much less work than originally envisaged and had requested for reduction in the PBG amount. The matter was examined, and it was found that virtually taking away ROD work from the BOOT Operator had reduced the scope of work to be performed by M/s CMS Computer Ltd. and affected their revenue projections. Also, M/s CMS Computer Ltd. had, since the execution of agreement, performed a substantive portion of their total obligation; and almost all Fard Kendras had been operationalised. Accordingly, the Board of Management, after thoughtful consideration to the issue, had reduced the PGB amount to Rs. 1.85 Crore vide resolution No. 31.4 passed in its thirty-first meeting held on 09.7.2013.

The Council approved the reduction in the PBG to Rs. 1.85 crores.

It was further pointed out that the State Government had initiated work on an ambitious and integrated computerization programme encompassing not only registration and digitization of land records but also including GIS Mapping and construction of modern record rooms, besides provision of enhanced services to citizens. M/s EY had been selected as consultants through a competitive process, and an agreement had been signed with them on 19.7.2013. The Request for Proposal (RFP) for selection of a Implementing Agency (IA) had been floated on 19.02.2014. With a view to ensure a smooth transition towards the new arrangement the existing contract with M/s CMS had to be terminated. They had incurred extra expenditure on items such as stationery and hardware, at the asking of Government, to provide better services and to keep pace with technological advancements. This extra expenditure, which was being verified and would be in the region of Rs. 4-5 crores, would have to be reimbursed to them for a satisfactory termination of the contract. Also, since the new IA would take time to settle in it had been decided that M/S CMS would continue to provide the existing services for a period of 18 months from the date of signing the new contract with the successful bidder. The final outcome would be reported to the Board & Council in due course.

Agenda Item No: 8.10

Release of payment to the Consultants namely KPMG and Pricewaterhousecoopers Pvt. Ltd. for Project of Assessment/Survey of the Sale Deeds registered during the year 2012-13 at Sub Registrar Offices and M/s E & Y for Consultancy Services for the Project of Comprehensive Integrated Computerization of Land Records in the State of Punjab.

Resolution No: 8.10

The Agenda Item was approved.

Agenda Item No: 8.11

Deposit of contribution/donation by the Society into:-

- (i) The Punjab Ancient Historical Monuments, Archaeological Sites and Cultural Heritage Maintenance Board., and

7

(ii) The Punjab State Cancer and Drug Addiction Treatment Infrastructure Fund Act, 2013.

The Agenda Item was approved

Agenda Item No: 8.12

Regularization of the employees of PLRS

Agenda Item No: 8.13

PLRS employees Services Rule 2013.

Agenda Item No: 8.14

Re-structuring of PLRS set up.

Resolution No: 8.12, 8.13 and 8.14

These items, as approved by the BOM, were deliberated upon at depth. While granting its approval in principle, the Council decided that there was a need to further examine the financial implications, and modus operandi with respect to their implementation, at the level of Financial Commissioner, Revenue, Punjab. This may be done, and the matter resubmitted in the next meeting of the Governing Council.

The meeting concluded with a Vote of Thanks to the Chair.