

# Delhi Urban Shelter Improvement Board

# AGENDA

2nd Board Meeting

on

4th of January , 2011

at 11.30 am

at

Conference Hall no. 2

Level 2

Delhi Secretariat

I. P. Estate, New Delhi - 110002

**AGENDA 1: Approval of Policy for rehabilitation/Relocation of JJ dwellers and allotment**

1. The Board in its first Meeting held on 23.12.2010 discussed the matter regarding finalization of policy for allotment of EWS houses constructed under JNNURM. The need for early allotment of the houses was emphasized. In view of various implications and need for further consultations with stakeholders, the item was deferred.

2. As per the information available, 9660 flats have already been completed and 5184 flats are likely to be completed by March, 2011. Therefore, there is a need to identify about 14844 beneficiaries by March, 2011. As per the modified policy guidelines for implementation of Scheme for relocation/rehabilitation for allotment of 7900 flats to slum-dwellers in first phase, the Government approved the cut-off date for rehabilitation of slum-dwellers as 31.12.1998 [Annexure-1]. This date was further extended to 31.03.2002 vide Order dated 16.07.2010. In terms of above Policy, the Government also identified 46 JJ clusters for relocation in first phase. The DUSIB has conducted the survey of 38 clusters having 16569 families and identified the eligible families. It is expected that about 1500 families only could be eligible for allotment. The details of various JJ clusters, total number of families, Land owning Agency, eligible & non-eligible is enclosed as [Annexure 2].

3. The Cabinet vide Decision No. 1714 dated 22.11.2010 constituted a Group of Ministers to go into the various issues relating to rehabilitation and relocation of slum clusters in Delhi and give their recommendations in the context of the need to allot houses which have been constructed by the DSIIDC, to the families who are squatting on public lands.

The Group of Ministers discussed the various issues in the meeting held on 02.12.2010 at 2.30 P.M. Though no formal minutes of the Committee has been circulated but following is the gist of recommendations of the Group of Ministers.

(i) The cut-off date, for determining the eligibility of the JJ dwellers for allotment of flat, may be extended to 31.03.2007.

(ii) JJ dwellers who have settled in the JJ clusters on or prior to 31.03.2002, and whose names appear in the voters list upto 31.03.2002; and at the time of survey and also possess ration cards of any date upto the date of survey,

may be allotted flats under JNNURM (BSUP) on license basis for 15 years, initially, which may be reviewed. These beneficiaries will pay Rs.60,000/- as beneficiary's contribution as per the financial pattern approved earlier vide Cabinet Decision No. 1613 dated 03.02.2010.

(iii) Those JJ dwellers who have settled in the JJ clusters between the period 01.04.2002 to 31.03.2007, and whose names appear in the voters list between the period 01.04.2002 to 31.03.2007, and at the time of survey and also possess ration cards of any date upto the date of survey, may also be allotted flats under JNNURM (BSUP), on license basis for 15 years, initially which may be reviewed on payment of beneficiary contribution of Rs.60,000/- as well as State share of Rs.62,000/- (total Rs.1.22 lakh). However, the State share paid by the State on its part will be deposited in a separate account which will be used for infrastructure development.

(iv) In case of in-situ development the cut off date of 31.03.2007, as above, may be followed. However, the eligible dwellers will have to pay Land Owning Agency share also in addition to the beneficiary share, which comes out to be Rs.1,53,000/- as per the financial pattern approved vide Cabinet Decision No. 1613 dated 03.02.2010. This is illustrative in nature and will be determined on pro-rata basis depending upon the carpet area, cost index, location, area and cost of the flat. The allotment of flat will be on license basis for 15 years, initially, which may be reviewed.

(v) In case of escalation of cost in the projects approved by the Govt of India, the escalated amount will be divided proportionally, as per the financial pattern already approved, between the states, land owning agency and the beneficiary.

(vi) The other eligibility conditions will remain the same as approved vide earlier Cabinet Decision No. 1613 dated 03.02.2010.

(vii) Bio-metric of all the family members will be done by the DUSIB and they will be issued UID numbers.

(viii) The JJ dwellers settled in JJ clusters after 31.03.2007 will be removed without providing any alternate accommodation.

(ix) Delhi Urban Shelter Improvement Board (DUSIB) will explore the possibility of PPP mode, wherever possible.

(x) The issue of applications received from the urban poor under Rajiv Rattan Awas has been discussed and kept alive for further deliberations.

4. Board may deliberate and decide.

**AGENDA 2: REMOVAL/RELOCATION OF JJ CLUSTERS**

The Government had approved relocation of 46 JJ clusters in first phase. There are requests to relocate some more clusters to the EWS houses. The requests have been received for relocation of following clusters:

S.NO.	NAME OF THE JJ CLUSTER	NAME OF THE LAND OWNING AGENCY	PURPOSE FOR WHICH THE JJ CLUSTER IS REQUIRED TO BE REMOVED/RELOCATED
1.	Sanjay JJ Camp, Bhatti Mines	Conservator of Forest, Delhi Government	For complying with the directions of the Hon'ble Supreme Court
2.	JJ Cluster Kirbi Place, Delhi Cantt	Ministry of Defence	Security of Cantonment Area
3.	Rajiv Gandhi Camp, Aram Bagh	L&DO/CPWD	For fulfillment of Parliament assurance
4.	JJ cluster near Rai School, Lodhi Colony	L&DO/CPWD	High Court order
5.	JJ cluster located at Shahzada Bagh, Inderlok	DUSIB	For disposal of industrial plots so as to ensure revenue generation for the Board
6.	JJ cluster near Chitra Vihar	DDA	On the request of the area MLA
7.	JJ cluster near Radhu Place	DDA	On the request of the area MLA
8.	JJ cluster near Ramesh Nagar Nalla	NOT KNOWN	On the request of the area MLA

9.	JJ cluster Thokar No.16, near Ambedkar College, Geeta Colony	NOT KNOWN	On the request of the area MLA
10.	JJ cluster near Peeli Kothi, Hari Nagar	DDA	On the request of the area MLA
11.	JJ cluster Pandav Nagar near Mother	DDA	On the request of the area MLA

Section 10 Sub-section 3 of DUSIB Act reads as “ *The Board may, after consultation with the Government, cause any jhuggi jhopri basti to be removed and may resettle such residents thereof as may be eligible in accordance with the scheme prepared under sub-section (1), and it shall be the duty of the local authority having jurisdiction and of the police and of any other agency or department whose assistance the Board may require to cooperate with the render all reasonable assistance to the Board:*

*Provided that where jhuggi jhopri basti is on the land belonging to the Central Government or any of its organizations, the process of removal and resettlement shall be undertaken with the prior consent of the Central Government or its organization concerned: [Annexure- 3]*

The Board may recommend to the Government for removal of the JJ clusters subject to consent of the Land Owning Agencies to deposit the relocation charges as per policy.

### **AGENDA 3: APPROVAL FOR EXEUTION OF THE PROJECT BY DSIIDC**

The DSIIDC has submitted DPR for construction of 10200 dwelling units (G+4) in Bawana-III (Poothkhurd). The Board may recommend to the Government to nominate DSIIDC to take up this project. [Annexure- 4].

# ANNEXURES

GOVERNMENT OF NATIONAL TERRITORY OF DELHI  
DEPARTMENT OF URBAN DEVELOPMENT  
SECRETARIAT, NEW DELHI

NO. UD/30/99/JD/76-III

10/12/10

Date: 10/12/10

ORDER

Subject: Modified Policy Guidelines for implementation of the Scheme for relocation / rehabilitation and allotment of 7900 flats to Slum & JJ dwellers in the first phase

Ref.: Cabinet Decision No. 1613 Dated 03.02.2010

The Council of Minister of Govt. of NCT of Delhi in the meeting held on 03.02.2010, considered and approved modified policy guidelines for implementation of scheme for relocation of slum dwellers and allotment of 7900 flats to Slum & JJ dwellers in the first phase. Further, the Cabinet also resolved that all eligible applicants who have applied under 'Rajeev Rattan Awas' and who fulfill the criteria as detailed in the Order shall also be eligible for allotment of flats on the prescribed terms and conditions.

The Government of NCT of Delhi vide Cabinet decision no.1263 dated 26-8-2007, Cabinet decision no. 1271 dated 3-9-2007, Cabinet decision no.1354 dated 4-2-2008, Cabinet decision no.1411 dated 22-6-2008 and Cabinet decision no.1556 dated 10-5-2009 approved the allotment of flats instead of plots, on lease-hold basis for 99 years and criteria of survey and identification of beneficiaries by the Slum & JJ department, maintenance of assets, eligibility criteria, financial assistance pattern, priority of relocation of slum clusters and draw of lots and handing over possession of flats by Slum & JJ department etc., under the low cost housing scheme (JNNURM) as per the approved policy of the Government of NCT of Delhi (GNCTD) in the case of slum dwellers subject to clearance by the Hon'ble High Court. Allotment of flats being constructed by the DSIDDC in the first phase will be taken up first for Slum & JJ dwellers. For eligibility in the context of residence in the Jhuggles, the cut off date was fixed as 31.12.1995. All the eligible JJ dwellers

CABINET NOTE NO. 1613-K-10

in the clusters to be removed will be offered alternative accommodation irrespective of whether they had applied for allotment under Public Ration Awas or not.

2. On the requests of the land owning agencies Slum & JJ department of MDC carries out joint surveys & biometric identifications of slum dwellers as per policy for relocation / rehabilitation. There remained about 850 JJ clusters left out for relocation / rehabilitation in the beginning of 2005. Slum & JJ department reported that eligibility of a dweller in context of residence in a juggle as on 31-12-1998 is not determined on the verification reports received from the Food and Supplies department as most of the ration cards had been renewed after 1998 and such dwellers are not able to produce the pre-31-12-1998 ration cards for verification. The Slum & JJ department also informed that allotment of flats on leasehold basis will lead to dismal situation of flat being captured or taken over by the ineligible / unauthorized persons and will also be contrary to the court orders.

3. Both the afore-said issues invited the attention of the Government and were discussed at different levels. Consequently, voters' list containing the name of the dweller as on 31-12-1998 as well as on the date of survey was suggested as an additional document for assistance, in addition to the ration card issued prior to 31-12-1998 or any date thereafter till the date of survey, for determining the eligibility. As regards to the possibility of flats allotted on leasehold basis going into the hands of ineligible and unauthorized persons and contravention of the court orders, it was suggested to allot the flats on license basis initially for a period of 15 years which may be extended later, if needed.

4. Resultantly the proposal was placed before the Council of Ministers, GNCT Dehli for reviewing the guidelines accordingly for effective implementation of the relocation / rehabilitation of Slum & JJ dwellers. The Council of Ministers after consideration, approved the modified policy guidelines to the extent as below for implementation of the scheme for relocation, rehabilitation and allotment of 7900 flats being constructed by

CABINET NOTE OF 10.01.2005

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in the cluster to be removed will be offered alternative accommodation irrespective of whether the need applies for allotment under Public Ration Awas or not.

2. On the requests of the land owning agencies, Slum & JJ department of MCD carries out joint surveys / biometric identifications of slum dwellers as per policy for relocation / rehabilitation. There remained about 850 JJ clusters left out for relocation / rehabilitation in the beginning of 2009. Slum & JJ department reported that eligibility of a dweller in context of residence in a jhuggi as on 31-12-1998 is not determined on the verification reports received from the Food and Supplier department as most of the ration cards had been renewed after 1998 and such dwellers are not able to produce the pre-31-12-1998 ration cards for verification. The Slum & JJ department also informed that allotment of flats on leasehold basis will lead to dismal situation of flat being captured or taken over by the ineligible / unauthorized persons and will also be contrary to the court orders.

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4. Resultantly, a proposal was placed before the Council of Ministers, GNCT Dehli for reviewing the guidelines accordingly for effective implementation of the relocation / rehabilitation of Slum & JJ dwellers. The Council of Ministers after consideration, approved the modified policy guidelines to the extent as below for implementation of the scheme for relocation / rehabilitation and allotment of 1900 flats being constructed by

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DSIIDC to the Slum & JJ dwellers in the first phase vide decision no 15113  
6.11.2010

(b) Model Agency for the Scheme:

(i) The Slum & JJ department will be Model Agency for relocation & rehabilitation of JJ clusters from the lands belonging to MCD and Delhi Govt and its departments & agencies. In case of Central Govt & agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc., they will be free to carry out the relocation & rehabilitation themselves as per the policy of the Delhi Govt. or may entrust the job to Slum & JJ department.

(c) Survey:

(i) A priority list for shifting of JJ clusters would be prepared by the Slum & JJ department in consultation with the Urban Development Department, Government of NCT of Delhi. In the first phase survey for shifting of 44 JJ clusters, as mentioned in Annexure-I will be carried out by the Slum & JJ department.

(ii) On the request of the Land Owning Agency, the joint-survey and geo-metric identification with photos of the beneficiaries' families (i.e. husband, wife and family members) would be carried out jointly by the Slum & JJ department and land owning agency.

(iii) If Jhuggies had come up after 31.12.1995 and the JJ dwellers who do not fulfill the eligibility conditions will be treated as ineligible and their Jhuggies will be removed / demolished by the concerned Land Owning Agencies so that cluster is cleared as a whole.

(c) Eligibility conditions:

(i) The beneficiary JJ dweller must be a citizen of India and not less than 18 years of age.

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CABINET NOTE ON 11.11.10

(ii) The annual income of the family of the JJ dweller should not be more than Rs.60000 (Rupees Sixty Thousand) as is also the criteria under Basic Services to Urban Poor, Government of India.

(iii) The JJ dweller cannot claim the allotment of a flat as a matter of right.

(iv) The name of JJ dweller should figure in the joint bio-metric survey conducted by Slum & JJ department with the representative of the land owning agency concerned. Based on the joint survey / bio-metric survey done by the Slum & JJ department and land owning agency verification of documents and determination of eligibility and preparation of the eligibility list will be finalized by a Committee headed by the Deputy Director (S & JJ), Food Supply Officer, Tehsildar, Assistant Electoral Registration Officer of the area concerned and Officer of the land owning agency of the cluster.

(v) The JJ dweller will be entitled for one residential flat only even if persons is occupying more than one Jhuggie.

(vi) No flat shall be allotted if the Jhuggie is used for commercial purpose.

(vii) The Jhuggie being used for both residential and commercial purpose can be considered for allotment of one residential flat only. In case, the ground floor of the Jhuggie is being used for commercial purpose and other floors for residential purpose that will entitle the JJ dweller for one residential flat only, if such commercial and residential parts are occupied by the same person.

(viii) In case of multi-storeyed Jhuggie occupied by the same person or different persons for residential purpose, the allotment will be considered to the occupant of ground floor only.

(ix) Allotment will be made in the joint-name of the husband and wife occupying the Jhuggie, Biometrics alongwith photos of both husband and wife

CABINET NOTE OF 10.10.12

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and members of family will be prepared and maintained by Slum & JJ department.

(x) The cut off date of residing in the Juggie for making a JJ dweller eligible for allotment shall be 31-12-1998. The name of the JJ dweller should be in the voters' list as on 31-12-1998 and at the time of survey and he/she should also possess ration card issued on any date pre-31-12-1998 or thereafter, upto the date of survey.

(xi) The allotment of flat will be subject to the result of pending decision and outcome of the SLP (Civil No.3166-3167/2003) in the Hon'ble Supreme Court of India and all other similar cases relating to Slums relocation pending in the various courts.

(xii) In case a JJ dweller expires after the survey but his/her legal heirs are in possession of Juggie with all the required documents of eligibility as stated above, the claim of his/her widow/widower, could be considered for allotment of flat. However, such allotments would be subject to completion of all other conditions. In such case, only one flat will be allotted.

(xiii) The allotment of the flat will be made by the Slum & JJ department on licence basis, initially for 15 years, which may be extended. The licence is not transferable in any manner whatsoever except in case of death of the licensee. The licensee shall not rent out and part with the possession of the flat and the same will be exclusively used for his/her family members only.

(xiv) The licensee shall use the flat for residential purpose only.

(xv) Neither allottee nor any of his/her family member(s) should own any plot/pacca house, full or part in Delhi.

(xvi) The allottee shall abide by the terms and conditions of the allotment of flat on licence basis and shall pay the licence fee / ground rent as to be

CABINET NOTE ON 10.2.10-47

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determined by the Slum & JJ department in a reasonable manner and shall continue to pay the same timely.

(xvii) The Slum & JJ Department has the right to cancel allotment of the flat and to takeover the possession of such flat in case the stipulated terms and conditions are violated by the allottee. In such event such allottee cannot claim any compensation whatsoever and such allottee shall handover the peaceful possession of the flat to the licensor.

(xviii) In case it is discovered that the allotment has been procured by misrepresentation, suppression of facts or fraud and producing fake documents etc., the allotment shall stand cancelled and possession of the flat shall vest with the licensor without paying any compensation to the allottee, this shall be without any prejudice to any criminal action called for.

(d) **Non-Eligibility conditions:**

Allotment of flats will not be made in the following cases:-

- (i) If Jhuggie has come up after 31.12.1995 and a Jhuggie dweller does not have sufficient proof/documents of eligibility and is not covered by the above eligibility norms.
- (ii) The owners of Jhuggies who have rented out / sold out the Jhuggies and are not in a possession of Jhuggies at the time of removal.
- (iii) Vacant / demolished / unoccupied Jhuggie at the time of survey.
- (iv) The JJ dwellers squatting on road berms, foot-paths, right-of way, community areas, safety zones of railways and as per court orders.
- (v) Jhuggie dwellers once allotted plot/flat will not be eligible for future allotment.

(e) **Filing of an Affidavit by a JJ dweller :**

Before allotment of a flat, the beneficiary shall have to file an affidavit duly verified by a First Class Magistrate / Notary Public specifying the above eligibility conditions. The photograph of the beneficiary (wife and husband

CABINET NOTE ON 10.2.10-43

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both) should be pasted on the affidavit duly verified by the First Class Magistrate/Notary Public

(f) Average size of flats:

Standard and average size of flat will be 25 sq. meters carpet area approximately (32 sq. meters plinth area approximately). It is likely to vary slightly due to topography, location and other reasons.

(g) Financial Assistance Pattern:

About 25 sq. meters of carpet area (32 sq. meters plinth area) would be built up with the following approximate sharing of costs:

Govt. of India contribution	=	Rs. 1,15,000-00
Beneficiary contribution	=	Rs. 60,000-00
Land Owning Agency contribution	=	Rs. 95,000-00
Delhi Govt. contribution	=	Rs. 52,000-00
Total	=	Rs. 3,34,000-00

However, the above is only illustrative in nature and will be determined on pro-rata basis depending upon the carpet area, cost index, location, area and cost of the flat.

(h) Beneficiary's contribution:

The beneficiary contribution amounting to Rs. 60000/-, which will be subject to change, per eligible JJ dweller and would be deposited with the nodal Agency in a separate account known as 'State Infrastructure Development Fund'.

(i) Land Owning Agencies contribution:

The land owning agencies on whose lands slums have come up have to make their contributions to the Nodal Agency as may be fixed from time to time for clearing their lands and relocation/rehabilitation of JJ dwellers. The amount received will be deposited in a separate account to be maintained by the Nodal agency.

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## (j) Loan from the Banks / Financial institutions:

With regard to beneficiary contribution, those not found payable will be arranged by the Slum & JJ department from banks / financial institutions including Co-operatives banks. Loans will be sanctioned preferably under Tripartite Agreement among Bank, Nodal Agency and Allottee. In case there is default in payments, Nodal agency i.e. Slum & JJ department shall cancel the license and allot the same to other eligible slum dweller.

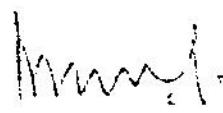
## (k) Allotment of flats:

The allotment of flats to the identified and selected eligible JJ dwellers will be made by computerized draw of flats by Slum & JJ department and the possession of the flats will be handed over to the eligible JJ dwellers by the Slum & JJ department as per the terms and conditions. If any allottee fails to takeover the physical possession of the flat allotted to him/her within thirty (30) days of the allotment, the allotment shall stand cancelled and it will be deemed that the JJ dweller does not require the flat.

## (l) Maintenance of flats:

The work of maintenance of flats will be the responsibility of the construction agency for a minimum period of five years from the date of allotment and, inasfar as, the property will be transferred to the Nodal Agency/local body or RWA for maintaining and providing services and management of building. Maintenance charges as may be decided will be recovered from the allottees on sharing basis and will be deposited in the 'Estate Management Fund' to be operated by the construction agency concerned.

5. This comes into force with immediate effect.

  
(B.V. SELVARAJ)  
PRINCIPAL SECRETARY (UD)

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Contd.

No. F-81(95)/99/UD/Vol-III/2975-2998

Dated: 19/02/2010

Copy for information to:


1. Pr. Secretary to Lt. Governor of GNCTD, Raj Niwas, Delhi 110 054
2. Pr. Secretary to CM, GNCT of Delhi, Delhi Secretariat, New Delhi
3. Secretaries to all Ministers, GNCTD, Delhi Secretariat, New Delhi
4. Secretary to Speaker, Delhi Vidhan Sabha, Old Secretariat, Delhi-54
5. OSD to Chief Secretary, GNCTD, Delhi Secretariat, New Delhi
6. All Head of the Departments, Autonomous Bodies of GNCT of Delhi and Local Bodies.

Copy for information and necessary actions:

1. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.
2. Commissioner, MCE, Town Hall, Delhi
3. Commissioner, Food & Supplies Deptt., Vikas Bhawan, I.P. Estate, New Delhi
4. Divisional Commissioner, GNCT of Delhi, 5, Sharn Nath Marg, Delhi
5. Chief Electoral Officer, Office of the CEO, Kashmir Gate, Delhi
6. M.D., DSIIDC, N-36, Bombay Life Building, Connaught Circus, New Delhi
7. Addl. Commissioner, Slum & JJ, Vikas Kuti, IP Estate, New Delhi
8. All Land Owning Agencies.

Copy forwarded to:

1. The Joint Secretary & Mission Director, Ministry of Urban Development, Govt of India, Nirman Bhawan, New Delhi.
2. The Joint Secretary (NURM) & Mission Director, Ministry of Housing and Urban Poverty Alleviation, Govt of India, G-Wing, NBO Building, Nirman Bhawan, New Delhi.

  
(HANS RAJ)  
ADDL. SECRETARY (UD)

Forwarding of Delhi Decision No. 1613 dated 04-01-2010



**DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVT. OF NCT OF DELHI**

**STATUS REPORT IN RESPECT OF 46 JJ CLUSTERS PROPOSED TO BE REMOVED /RELOCATED IN THE FIRST PHASE**

SRL. NO.	NAME OF JJ CLUSTER	NAME OF LAND OWNING AGENCY/ P.L.A.	NAME OF THE MLA (SMT./SHRI)	REVENUE DISTRICT	NO OF UNITS SURVEYED	In-eligible as per 2010 Voter list	In-eligible %age at the time of survey	TENTATIVE ELIGIBILITY DETERMINED ON THE BASIS OF VOTER LIST- 2002 & 2009-10 RATION CARD	ELIGIBLE BENEFICIARIES	ELIGIBLE %AGE	BENEFICIARY ALLOTTED FLATS AT BAWANA	REMARKS	PURPOSE/PROJECT FOR WHICH JJ CLUSTER IS TO BE REMOVED
1	JJC PANT NAGAR	MCD	NEERAJ BASOYA (42)	SOUTH	50	28	<del>56</del>	20				Report received from the concerned SDM that due to non-cooperation by the JJ dwellers it is impossible to send the income report of the dwellers.	Direction of Hon'ble High Court
2	JJC KAUSHAL PURI AZAD PUR	MCD	KANWAR KARAN SINGH (18)	NORTH	62	7	<u>11</u>	40				Report received from the concerned SDM that due to non-cooperation by the JJ dwellers it is impossible to send the income report of the dwellers.	Construction of storm water drain
3	JJC STORM WATER DRAIN, DHEER PUR MODEL TOWN (JAILOR WALA BAGH)	MCD	HARI SHANKAR GUPTA (17)	NORTH	47	32	<del>68</del>	2				Income verification report awaited from Concerned Dy. Comm(Rov)	Construction of storm water drain
4	JJC QUTUB ROAD SADAR BAZAR	MCD	BIJENDER SINGH (11)	CENTRAL	73	50	<del>68</del>	16	8	11		Eligibility determined by the Committee & cluster can be removed.	For setting up of vending zone in compliance of direction of Hon'ble Supreme Court.
5	JJC VIRAT CO-OPRATIVE GROUP HOUSING COSIETY PASCHIM VIHAR JWALA PURI	MCD	BIJENDER SINGH (11)	WEST	568	194	<del>34</del>	99	81	14		Eligibility determined by the Committee & cluster can be removed. The cluster is on road berm/alright of way and there is a court case	Direction of Hon'ble High Court
6	SAMAYAPUR BACLI MCD COLONY	MCD	DEVENDRA YA	NORTH-WEST	20	8	<u>40</u>	0				Cluster removed by land owning agency as no eligible dwellers as per policy of 1998	For construction of RUB
7	MANSAROVER GARDEN	MCD	SUBHASH SACHDEVA (29)	WEST	27	2	<u>7</u>	16	5	19		Eligibility determined by the Committee. The cluster has already been removed by the land agency	Project of MCD/ Construction of drain
8	JJ CLUSTER NEAR 8/35 KIRTI NAGAR LAKKER MANDI	MCD	SUBHASH SACHDEVA (29)	WEST	348	49	<u>14</u>					Determination of eligibility being examined by DUSIB however, the cluster has been removed by the land owning agency as reported by the LOA. Now, there is a court case.	Construction of road
9	JJC DHOBI GHAT NO-15 SOUTH AVENUE	NDMC	SHEILA DIKSHIT (40)	NEW DELHI	44	10	<u>23</u>	23				Income verification report awaited from Concerned Dy. Comm(Rov). As per report of SDM, JJ dwellers are not cooperating for determining income criteria.	Clearance of jhuggles from NDMC area for implementation of project

**ANNEXURE I**

10	ARJUN DAS CAMP EAST KIDWAI NAGAR	NDMC	SHEILA DIXSHIT (40)	NEW DELHI	134	38	<del>23</del>	89	59	44		Eligibility determined by the Committee & cluster can be removed.	Clearance of juggles from NDMC area for implementation of project
11	BENGALI CAMP EAST KIDWAI NAGAR	NDMC	SHEILA DIXSHIT (40)	SOUTH	56	30	<del>54</del>	32	26	46		Eligibility determined by the Committee & cluster can be removed.	Clearance of juggles from NDMC area for implementation of project
12	JJC MASJID POLO GROUND OPP. 7 RACE COURSE ROAD	NDMC	SHEILA DIXSHIT (40)	NEW DELHI	73	34	<del>47</del>	0	0	0		Eligibility determined by the Committee & cluster can be removed as there is no eligible dwellers found as per policy of 2002	VVIP Security
13	DHOLI GHAT DOU MARG PKT-6	CPWD	SHOAIB IQBAL (21)	NEW DELHI	13	2	<del>15</del>	2	2	15	2	CLUSTER REMOVED & ELIGIBLE FAMILIES RELOCATED BY DUSIB	Construction of officers flat
14	JJ CLUSTER NEAR NEYDITA KUNJ	CPWD	BARKHA SINGH (44)	NEW DELHI	147	68	<del>45</del>	1		0		Income verification report awaited from Concerned Dy. Comm(Rcv)	Covering of Nallah
15	JJC PARK SIDE BADLI	DELHI GOVT. (INDUSTRIES)	JAI BHAGWAN AGGARWAL (13)	NORTH-WEST	523	144	<del>28</del>	191	162	31		Eligibility determined by the Committee.	Lot of application received from the juggle dwellers regarding non-survey of juggles. Re-verification is to be done
16	SHIV CAMP BEHIND DELHI SAFDAR JUNG AIR PORT	AIRPORT AUTHORITY OF INDIA	SHEILA DIXSHIT (40)	SOUTH	74	17	<del>23</del>	25				Income verification report awaited from Concerned Dy. Comm(Rcv)	VVIP Security
17	NOOR NAGAR JAMIA MILIA ISLAMIA	JAMIA MILLIA UNIVERSITY	ASIF MOHD KHAN (54)	SOUTH	75	27	<del>38</del>	25	20	27		Eligibility determined by the Committee & cluster can be removed.	Expansion project of university
18	BHAI RAM CAMP RACE COURSE CLUB	LADO	SHEILA DIXSHIT (40)	NEW DELHI	488	113	<del>24</del>	173				Income verification report is still awaited	VVIP Security
19	JJC NEW MOTI BAGH	LADO	BARKHA SINGH (44)	SOUTH WEST	33	22	<del>27</del>	0				Cluster removed by land owning agency as no eligible dwellers found as per policy of 1998	Construction of project of CPWD
20	N C JOSHI MEMORIAL HOSPITAL D B GUPTA ROAD	DELHI GOVT (HEALTH)	RAJESH LILOTHIA (24)	CENTRAL	682	238	<del>35</del>	192				Income verification report awaited from Concerned Dy. Comm(Rcv)	Construction of Hospital
21	JJC K L BLOCK WAZIR PUR JJ COLONY	DELHI GOVT (IRRIGATION)	HARI SHANKAR GUPTA (17)	NORTH	410	140	<del>24</del>	70				Income verification report awaited from Concerned Dy. Comm(Rcv)	Construction of Boundary wall
22	JJC VENKTESHWAR COLLEGE, SOUTH CAMPUS	DELHI UNIVERSITY	BARKHA SINGH (44)	SOUTH-WEST	442	161	<del>35</del>					Determination of eligibility being examined by DUSIB	Expansion project of university
23	JJ CLUSTER SANJAY GANDHI CAMP CHANAKYAPURI (38-1)	RAILWAYS	KARAN SINGH TANWAR (38)	NEW DELHI	1075	1050	<del>95</del>					Determination of eligibility being examined by DUSIB	Construction of staff quarters

24	JJC CAYA BASTI	RAILWAYS	HARI BHANJAR GUPTA (17)	NORTH	4200	4149	22					Determination of eligibility being examined by DUSIB	Construction of railway project/ removal of juggle from railway safety zone	
25	JJ CAMP MANDIR GALI G F BLOCK KARAM PURA	DELHI GOVT (IRRIGATION)	SUBHASH SACHDEVA (29)	WEST	86	19	22					Determination of eligibility being examined by DUSIB	Covering of Nallah	
26	JJC ROAD NO.7, LEATHER FACTORY EAST PUNJABI BAGH	DELHI GOVT (IRRIGATION)	SUBHASH SACHDEVA (29)	WEST	8	3	28			0	0	ELIGIBILITY IS NIL as per policy of 2002	Project of MCD	
27	JJC G POINT GOLE MKT	CPWD	SHEILA DIKSHIT (40)	NEW DELHI	40	7	18	16	16		40	16	CLUSTER REMOVED & ELIGIBLE FAMILIES RELOCATED BY DUSIB	Expansion project of RML Hospital
28	BHARTI NAGAR KHAN MKT	NDMC	SHEILA DIKSHIT (40)	NEW DELHI	32	3	9	8	18			56	THOUGH ELIGIBILITY HAS BEEN DETERMINED YET SHIFTING CANNOT BE UNDERTAKEN AS PER STAY ORDER OF HON'BLE HIGH COURT	Project of NDMC
29	TUGHLAK LANE AND 21-A AURANGJEB LANE	NDMC	SHEILA DIKSHIT (40)	NEW DELHI	109	14	13	35	25			23	THOUGH ELIGIBILITY HAS BEEN DETERMINED YET SHIFTING CANNOT BE UNDERTAKEN AS PER STAY ORDER OF HON'BLE HIGH COURT	VVP Security
30	JJC CEMENT GODOWN NETAJI NAGAR MOTI BAGH (38-M1)	LEDO	KARAN SINGH TANWAR (38)	SOUTH-WEST	434	248	37	67				67	CLUSTER REMOVED & ELIGIBLE FAMILIES RELOCATED BY DUSIB	Construction of officers flat
31	JJC BANK OF NALLAH SECTOR-12 OPP DPS R K PURAM	MCD	BARKHA SINGH (44)	SOUTH-WEST	14	11	78	1	1			7	Eligibility determined by the Committee & cluster can be removed.	Covering of Nallah
32	J J BANDHU CAMP VASANT KUNJ	CENTRAL SOCIAL WELFARE BOARD GOVT OF INDIA	DR. YOGANAND SHASTRI	SOUTH	556	259	47	55	55			10	THOUGH ELIGIBILITY HAS BEEN DETERMINED YET SHIFTING CANNOT BE UNDERTAKEN AS PER STAY ORDER OF HON'BLE HIGH COURT	Construction of office building
33	ANNA NAGAR BACK OF WHO(SANJAY AMAR CLY) (41-14-1)	DELHI GOVT (INDUSTRIES) RAILWAYS	TARVINDER SINGH NARWAH (41)	CENTRAL	1122	540	48	429					Income verification report awaited from Concerned Dy. Comm(Rev)	Construction of East-West corridor
34	JJ CLUSTER NEW FRIENDS COLONY IG CAMP	DELHI POLICE	ASIF MOHD KHAN (54)	SOUTH-WEST	952	391	41	165					This cluster is in two parts. Determination of tentative eligibility has been sent to DC(Rev.) in r/o income verification that is still awaited.	Construction of Police Station & staff flats
35	JJC SULTAN PURI NEAR P-1, D & E BLOCK	MCD	JAI KISHAN (10)	WEST	929	344	37	0					Since the land on which this cluster is located is meant for community areas, the matter has been referred by DUSIB to Delhi Govt. for further direction.	Direction of Hon'ble High Court

36	SHAHID SUKHOEV NAGAR, WAZIRPUR INDUSTRIAL AREA BLK - A	RAILWAYS	HARI SHANKAR GUPTA (17)	NORTH	2145	639	30						Determination of eligibility being examined by DUSIB	Direction of Hon'ble High Court
37	SANJAY GANDHI CAMP CHANAKYAPURI (36-2)	NMC	KARAN SINGH TANWAR (38)	NEW DELHI	109	106	27	3					Income verification report awaited from Concerned Dy. Comm(Rev)	Construction of Electric Sub Station
38	BARA PULA NEZAMUDDIN	RAILWAYS (PVOID'L)	TARVINDER SINGH MARWAH (41)	SOUTH- WEST	411	178	43			37	9		Re-alignment of Juggles done as per order of Delhi Govt. The determination of the eligibility being examined by DUSIB as per policy 2002	Construction of elevated road
39	JJC NEHRU NAGAR (LAND ALLOTTED TO SAMARTH SIKSHA SAMITI) BY L&DO	L&DO	TARVINDER SINGH MARWAH (41)	SOUTH									Joint bio-metric survey to be conducted with L&DO.	Construction of School Building
40	JJC BW AND BILASPUR, NTPC BADARPUR	NTPC	RAM SINGH NETAJI	SOUTH- WEST									Joint bio-metric survey has been stopped 3 times due to intervention of Hon'ble MLA	Expansion of Thermal Power Station
41	JJC NEAR NAMC/GURU NANAK EYE CENTRE COMPLEX	DELHI GOVT (HEALTH)	SHOAB IQBAL (21)	CENTRAL									The juggle dwellers are not coming forward for bio-metric survey.	Expansion of Hospital Project
42	JJC NEAR MARYANA DHARAMSHALA ON NAJAFGARH DRAIN C- BLOCK, KARAMPURA	LAND TITLE NOT CLEAR		NORTH									LAND TITLE NOT CLEAR	
43	JJC WAZIRABAD NEAR CROSSING WAZIRABAD VILLAGE	DELHI JAL BOARD		NORTH									MATTER TAKEN UP WITH DJB FOR SENDING A FORMAL REQUEST FOR REMOVAL OF JJC	
44	JJC CHAKKIWALA GATE IN FRONT OF SWANTANTAR BHARAT MILL	LAND TITLE NOT CLEAR		NORTH- WEST									LAND TITLE NOT CLEAR	
45	JJC BEHIND OLD SECTT, PRESS AREA	DELHI JAL BOARD	KUNWAR KARAN SINGH (18)	NORTH									MATTER TAKEN UP WITH DJB FOR REMOVAL OF JJC	
46	JJC PRESS ROAD BEHIND OLD SECTT	DELHI JAL BOARD	KUNWAR KARAN SINGH (16)	NORTH									MATTER TAKEN UP WITH DJB FOR SENDING A FORMAL REQUEST FOR REMOVAL OF JJC	
					18569	9375	57	1775	515	20	85			

1. Power to levy fees and charges.—The Board shall, for the purposes of this Act, levy fees and charges for any services, which it may be required to provide, as may be prescribed by the rules in this behalf.

2. Urban shelter consultative committee.—(1) The Government may constitute an urban shelter consultative committee to perform functions described in sub-section (3) of this Section.

(2) The composition of the consultative committee shall be as may be prescribed by rules.

(3) The functions of the urban shelter consultative committee shall be—

- (i) to provide feedback to the Board regarding the status of redevelopment and various initiatives of the Board;
- (ii) to articulate the felt needs and problems of the slum and jhuggi dwellers;
- (iii) to suggest to the Board strategies for more effective provision of basic infrastructure of services;
- (iv) to advise the Board on any other matter regarding which the Board may seek its advice.

(4) The members of the consultative committee shall be paid remuneration, as prescribed by rules.

### CHAPTER III

#### FUNCTIONS OF THE BOARD

9. Survey of jhuggi jhopri bastis.—(1) The Board shall have the power to make a survey of any jhuggi jhopri basti with a view to ascertaining the number of residents thereof, the existing standard of health, sanitation and civic amenities, the availability of medical and educational facilities for the residents thereof, and any other matter which may appear necessary to it to enable it to perform its functions under this Act.

(2) It shall be the duty of every local authority and of every department of the Government to make available to the Board all information in its possession relevant to the conduct of such survey.

10. Removal and resettlement of jhuggi jhopri bastis.—(1) The Board shall have the power to prepare a scheme for the removal of any jhuggi jhopri basti and for resettlement of the residents thereof, and the consent of the residents of the jhuggi jhopri basti shall not be required for the preparation or implementation of such a scheme.

*Explanation.*—Nothing in sub-section (1) shall derogate the power of the Central Government to remove jhuggis, if required.

(2) Every such scheme shall specify the amount to be paid by the land owner and by the persons to be resettled towards the cost of new houses to be allotted to them, and also the criteria for eligibility for resettlement.

*Explanation.*—For the removal of doubts it is hereby clarified that owner of the land from where the basti is

removed and the subsequent beneficiary-residents to be resettled shall contribute towards the cost of new houses to be allotted to them and the said amount of the contribution shall be specified in the scheme.

(3) The Board may, after prior consultation with the Government, cause any jhuggi jhopri basti to be removed and may resettle such residents thereof as may be eligible in accordance with the scheme prepared under sub-section (1), and it shall be the duty of the local authority having jurisdiction and of the police and of any other agency or department whose assistance the Board may require to co-operate with the Board to render all reasonable assistance to the Board:

Provided that where jhuggi jhopri basti is on the land belonging to the Central Government or any of its organizations, the process of removal and resettlement shall be undertaken with the prior consent of the Central Government or its organization concerned:

Provided further that such resettlement shall not be done in contravention of the provisions of the Delhi Development Act, 1957 (61 of 1957) and those of the Master Plan for Delhi or the Zonal Development Plans prepared thereunder.

11. Scheme of improvement of jhuggi jhopri bastis.—(1) The Board may prepare a scheme for the improvement of any jhuggi jhopri basti which may include provision of toilets and bathing facilities, improvement of drainage, provision of water supply, street paving, and provision of dustbins, or sites for garbage collection, street lighting, or any of them, or provision of any such facilities:

Provided that no such scheme shall be prepared if the owner of the land on which the jhuggi jhopri basti is situated has already consented to the preparation of a scheme for the removal of the jhuggi jhopri basti under Section 10 and has paid his share of the cost thereof.

(2) The Board may take all measures which may be necessary for the implementation of any scheme for improvement of a jhuggi jhopri basti prepared under sub-section (1) and it shall be the duty of the local authority, power generation and distribution companies or any licensee under the Electricity Act, 2003 (36 of 2003) having operations in the area, and any department or undertaking of the Government to render all reasonable assistance for the implementation thereof.

(3) A scheme prepared under sub-section (1) may include provision for payment or for contribution of labour by the residents of the jhuggi jhopri basti individually or collectively, and may also include provision for recovery of charges for the use of toilets and bathing facilities.

Provided that no such payment or contribution of labour other than charges for use of toilets and bathing facilities, shall be levied unless the scheme so

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## ABSTRACT OF PROJECT

Project Name	Slum Relocation project at Bawana-III (Poothkhuri), New Delhi.
Name of Mission	Central Grant under Sub - Mission (Category A), of basic services to urban poor (BSUP), JNNURM
State	Delhi
Nodal Agency	Department of Urban Development Govt. of NCT of Delhi, 9 <sup>th</sup> Level, C -- Wing, Delhi Sachivalaya, I.P. Estate, New Delhi - 110002
Implementing Agency	Delhi State Industrial & Infrastructure Development Corporation (DSIIDC) (A Government Undertaking) N-36, Bombay Life Building, Connaught Circus, New Delhi-110001 Ph. (O) : 011-23314231-34, 23312013, 23315262 Cable: LAGHUNIGAM Fax : 91-11-23315067 E-mail : dsidc@nda.vsnl.net.in
Component Wise Project Cost :-	
• Cost of Building	Rs. 424.59 Crores (Without Contingencies and DC Etc.)
• Cost of Infrastructure Development	Rs. 95.04 Crores (Without Contingencies and DC Etc.)
<b>Total (Building + Development)</b>	<b>Rs. 519.63 Crores (Without Contingencies and DC Etc.)</b>
GOI subsidy requested (50%)	Rs. 259.82 Crores (Without Contingencies and DC Etc.)
Delhi State Share / Land Owning Agency Share	Rs. 198.61 Crores + Cost of Land
Beneficiaries Contribution	Rs. 61.20 Crores
No. of Beneficiaries Families	10200



**DELHI URBAN SHELTER IMPROVEMENT BOARD**

**PUNERVAS BHAWAN,**

**I.P. ESTATE, NEW DELHI- 110002**

Tele Nos: 011-23379983, 23370571

Email: [delhishelter@gmail.com](mailto:delhishelter@gmail.com)

No.D- 07 /Dir(Admn.)/2011

Dated:17.01.2011

Minutes of the Second Meeting of the Delhi Urban Shelter Improvement Board held on 04<sup>th</sup> January, 2011 at 11.30 A.M. in the Conference Hall No. 2, Level-2, Delhi Secretariat, I.P.Estate, New Delhi.

1. List of the participants is enclosed.

**Item No. 1: Approval of policy for rehabilitation/ relocation of JJ dwellers and allotment**

*Resolution No.1:* The CEO, DUSIB briefed about the existing policy guidelines for implementation of squatter relocation/ rehabilitation and allotment of 7900 flats to slum dwellers in the first phase, approved by the Cabinet vide its decision No. 1613 dated 03.02.2010, and issued by the Department of Urban Development vide its Order dated 19.02.2010.

The CEO, DUSIB also briefed about the Survey of 46 prioritized JJ clusters and the tentative number of beneficiaries identified based on the existing policy. It was felt by the members that income criteria of Rs.60,000/- per annum per family, is low in the context of Delhi. It was pointed out that fixing the income ceiling for the beneficiaries is the

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prerogative of the State Government and, State Govt may take appropriate decision in this regard. After extensive deliberations, the Board *resolved* to recommend to the Government to modify the existing policy to increase the annual *income ceiling* of the family to Rs.1,00,000/- per annum for eligibility for allotment of flats constructed under JNNURM.

**Resolution No. 2:** The Board considered the recommendation of the Group of Hon'ble Ministers and *resolved* to recommend to government to extend the *cut-off date* for determining the eligibility of the JJ dwellers for allotment of flats to 31.03.2007 with the condition that the beneficiary falling between 01.04.2002 to 31.03.2007 will have to make additional contribution equivalent to State Government's contribution i.e., Rs.62,000/-. Thus, the total beneficiary contribution will be Rs.1.22 Lac for such allotment.

The Board desired that DUSIB should finalize the total number of beneficiaries expeditiously and start allotment of houses by March, 2011. The houses should be allotted as early as possible.

**AGENDA 2: Removal/Relocation of JJ clusters.**

**Resolution No. 3:** It was decided by the Board that individual clusters may not be brought to the Board and should be recommended to the Government by the CEO for consideration and prioritization. However, prioritization should be done where the projects are likely to

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come up and the Land Owning Agencies are willing to share the cost of the relocation. Priority may be given to rehabilitation of jhuggies from the land of Govt. of NCT of Delhi.

**AGENDA 3 : Approval for execution of the project by DSIIDC**

*Resolution No. 4:* The Hon'ble Minister for Urban Development pointed out that cost of construction is very high. With such high cost coupled with land cost in Delhi, the Government will not be in a position to create sufficient number of houses to accommodate the Slum dwellers in Delhi. Therefore, cost-effective designs, technology and methodology needs to be adopted. Hon'ble Chairperson pointed out that consultation may be held with HUDCO and Development Alternative to evolve cost-effective designs for EWS Houses in Delhi.

Vice Chairperson, also suggested that in view of paucity of land in Delhi; and to prepare a regional strategy for slum rehabilitation, we need to explore construction of flats in NCR region also. Additional Secretary(HUPA) assured to consider the proposal when received from the State Government.

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**Resolution No. 5:** Sh Prahlad Singh Sawhney Member, pointed out that there is a need to enhance the financial powers to the engineers of the DUSIB. After deliberations, the Board *resolved* to adopt the pattern of delegation of powers to the engineers of the DUSIB as is prevailing in the Delhi Jal Board.



(Amar Nath)  
Chief Executive Officer  
Delhi Urban Shelter Improvement Board

List of the Members present in the Board Meeting dated 04<sup>th</sup> January 2011

1.	Smt Sheila Dikshit, Hon'ble Chief Minister, Delhi	Chairperson
2.	Dr.A.K.Walia, Hon'ble Min.UD,	Vice Chairman
3.	Sh.Mangat Ram Singhal, Hon'ble Min.	Special Invitee
4.	Sh.Raj Kumar Chauhan, Hon'ble Min.	Special Invitee
5.	Sh P.S.Sawhney, Hon'ble MLA	Member
6.	Sh S.P.Ratawal, Hon'ble MLA	Member
7.	Sh Surinder Pal Singh, Hon'ble MLA	Member
8.	Sh.Ramesh Mohan Chauhan, Municipal Councillor	Member
9.	Sh.Narender Kr.Bindal, Municipal Councillor	Member
10.	Sh.Rakesh Mehta, Chief Secretary	Special Invitee
11.	Sh.P.K.Tripathi, Pr.Secy to Hon'ble Chief Min.	Special Invitee
12.	Sh K.S.Mehra, Commissioner, MCD	Member
13.	Sh.P.K.Mohanty, Addl.Secy., M/o HUPA, GOI	Special Invitee
14.	Sh.Ramesh Negi, Chairman, DJB	Member
15.	Sh Parimal Rai, Chairman, NDMC	Member
16.	Dr M.M.Kutty, Joint Secy., M/O(UD), GOI	Member
17.	Sh.A.K.Singh, Labour Commisioner	Special Invitee
18.	Sh.Chetan B.Sanghi, CMD, DSIIDC	Special Invitee
19.	Sh Gopal K.Saxena, CEO, BSES	Member
20.	Sh Ashok Khurana, EM, DDA rep of VC DDA	Member
21.	Sh K.Dharmarajan, former Secy(UD), GOI	Member
22.	Ms Rekha Dewani	Member
23.	Sh.R.K.Safaya, Executive Director	Member
24.	Sh Amar Nath	Special Invitee CEO