

**DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
PUNERVAS BHAWAN, I. P. ESTATE
NEW DELHI- 110002**

NO: D-10/AD/Meeting Cell/DUSIB/2012

Date 21.02.2012


SUB: - SIXTH MEETING OF DELHI URBAN SHELTER IMPROVEMENT BOARD.

Sir/Madam,

Please find enclosed herewith the Agenda items for discussion in the meeting of Delhi Urban Shelter Improvement Board. The meeting shall be held on **23.02.2012 at 12.00 Noon** in Conference Hall No. 2, Level- 2, Delhi Secretariat, I. P. Estate New Delhi- 110002, followed by lunch.

Kindly make it convenient to attend the meeting as scheduled.

Encl: - As Above.


(S.N.S. SIDHU)
DIRECTOR (ADMN)
21/2/12

ALL MEMBERS OF DELHI URBAN SHELTER IMPROVEMENT BOARD.



SIXTH MEETING
OF
DELHI URBAN SHELTER
IMPROVEMENT BOARD

23.02.2012

INDEX

ITEM NO	AGENDA	PAGE NO.
1	CONFIRMATION OF MINUTES OF 5 TH BOARD MEETING AND ATR	1-11
2	STATUS NOTE REGARDING THE RELOCATION/ALLOTMENT OF FLATS TO ELIGIBLE SLUM DWELLERS UNDER JNNURM	12-16
3	GRANT OF FREE HOLD/OWNERSHIP RIGHTS TO THE ALLOTTEES/OCCUPANTS OF 44 JJ RESETTLEMENT COLONIES	17-29
4	DELEGATION OF POWER REGARDING MANAGEMENT AND ALLOTMENT OF INSTITUTIONAL LANDS BELONGING TO DUSIB	30-32
5	AGENDA FOR AWARD OF WORK OF VARIOUS EWS/SLUM RELOCATION HOUSES TO BE CONSTRUCTED UNDER BSUP OF JNNURM	33-38
6	DELEGATION OF FINANCIAL POWERS	39
7	DELEGATION OF POWERS UNDER RELEVANT SECTIONS OF DUSIB ACT- 2010	40-41
8	CONVERSION OF LEASE HOLD TENURE OF COMMERCIAL AND MIXED LAND USE PROPERTIES UNDER THE MANAGEMENT AND CONTROL OF DELHI URBAN SHELTER IMPROVEMENT BOARD (ERSTWHILE SLUM & JJ DEPARTMENT) INTO FREE HOLD	42-43
9	APPORTIONMENT OF ACTUAL COST OF FLAT CONSTRUCTED UNDER SUBMISSION BSUP OF JNNURM AMONGST THE VARIOUS AGENCIES	44-46
10	ENGINEERING CADRE MANAGEMENT	47-48
11	REGARDING REGULARISATION OF COMPASSIONATE GROUNDS AND MUSTER ROLL EMPLOYEES OF DUSIB	49-50

DELHI URBAN SHELTER IMPROVEMENT BOARD

6th MEETING OF THE BOARD OF MEMBERS

23rd February, 2012 at 12.00 Noon

The Fifth Meeting of the 'Delhi Urban Shelter Improvement Board' (DUSIB) was held on 19.12.2011 at 11.45 P.M. in the Conference Hall No. 2, Delhi Secretariat, New Delhi, under the Chairmanship of Hon'ble Chief Minister.

Agenda Item No. 1

Subject : Confirmation of minutes of 5th Board Meeting and Action Taken Report

Initiating the discussion in the 5th Meeting of the BOARD, the Hon'ble Chairperson/Chief Minister directed that the provision made for disbursement of salary to employees of DUSIB by raising loan from GNCTD, should be converted into grant as it is meant for payment of salaries to employees of the organization. Further, the CEO was advised to put up a proposal to Finance Department for conversion of the loan into grant and also to project its future requirement in this regard so that appropriate allocation of grant can be made to the Board.

The proposal in this regard has been submitted to Finance Department, GNCTD on 5.1.2012 and approval is awaited.

Another proposal for non plan Grant in Aid for Rs. 96 Crores for financial year 2012-2013 has been made and intimated to Secretary UD vide letter dated 17.02.2012.

The BOARD may appreciate that disposal of assets were stopped by MCD pending reconstitution of the Slum Board into DUSIB. Similarly collection of license fee etc. has also been stopped by administrative orders. These measures have seriously affected the fund flow of the organisation.

In view of the above certain financial measures are required to be taken by GNCTD in order to ensure that DUSIB becomes financially self sufficient organisation in by end of F.Y, 2013-14

- i. **Grant- in- Aid:** to cover for it's expenses of salary and other establishment expenditure for a short incubatory period of two year.
- ii. **Departmental Charges:** GNCTD may allow DC on all the deposit works being executed by DUSIB on and behalf of the GNCTD. As approved by the Hon'ble

chairperson of the BOARD on 20.07.2011 (copy of the minutes of meeting enclosed as Annexure 'A'))

- iii. **Creation of Revolving fund for housing:** Department of UD has advanced a loan of Rs. 200 crores to DUSIB with direction to pass the same to DSIIDC as contribution towards share of beneficiary and beneficiary land owning agency. GNCTD proposes to charge 10.50% interest on the same and has directed DUSIB to collect interest from beneficiaries and Land Owning Agencies.

In the absence of any possibility to recover this interest either from beneficiaries or the Land Owning Agencies DUSIB will have to bear the burden of interest from its own resources. In present situation bearing interest burden on the loan given by GNCTD is financially unviable.

The BOARD may approve to make a request to the GNCTD to convert this loan to non interest bearing revolving fund as conceptualised in the financial scheme of BSUP of JNNURM. and as approved by the Hon'ble chairperson of the BOARD on 20.07.2011 (copy of the minutes of meeting enclosed as Annexure 'A')

The action taken report on the minutes of 5th Board meeting is as under :

- Item No 1: Action Taken Report and confirmation of the minutes of the third Board meeting.

The minutes and action taken report have been confirmed by the BOARD in its meeting held on 22.6.2011. No confirmation was required for 4th BOARD meeting as it was deferred.

- Item No 2: Relocation/Allotment of Flats to eligible Slum dwellers - Proposed Plan.

In accordance with the Resolution passed by the Board, the amendments in the Policy of Rehabilitation have been passed by the Delhi Cabinet.

DUSIB has identified about 1200 jhuggi dwellers from 12 JJ clusters who are found to be eligible for allotment of flats constructed under JNNURM. The bio-metric verification and documentary formalities of these dwellers is being conducted. One more opportunity has been given to those jhuggi dwellers who were surveyed but (a) have not filled up the application form and (b) they have been found ineligible by the Eligibility Determination Committee.

The lease document to be executed between the DUSIB and the eligible jhuggi beneficiary has been finalized

Item No 3: Administrative Approval/Acceptance of tender in respect of works in SRS colonies.

Consequent upon approval of the proposal of Administrative approval and acceptance of tender with regard to 6 projects as Agenda Item No. 6 by the BOARD, the status report in respect of these projects has been received from O/o Chief Engineer, DUSIB and is annexed at Annexure 'B'.

Item No 4: Management and disposal of land and properties belonging to DUSIB – Delegation of Powers.

Office order conveying the approval of the BOARD has been issued and annexed as Annexure 'C'. Further vide Office Order Annexure 'D', Committees for Reserve Price Fixation and Tender Opening have been constituted.

Item No 5: Approval of Terms & Conditions for allotment of Basti Vikas Kendra

Consequent upon approval of the BOARD, the Terms & Conditions of new policy guidelines for allotment of Basti Vikas Kendra, have been up uploaded on the web-site and the work relating to allotment of BVK's has been started.

Item No 6: Promotion of Engineers

Consequent upon approval of the BOARD, the matter relating to promotion of Engineers has been examined and 72 Jr. Engineers(C) have been assigned current duty charge of AE(C).

Item No 7: Apprising the status report on setting up of Night Shelter

A list of Permanent and Temporary Night Shelters, has been sent to the Secretary, Delhi Legislative Assembly for circulation amongst Hon'ble MLA's, Delhi Legislative Assembly.

Item No 8: Absorption of DUSIB Jr. Engineers in MCD

The final decision in this item is on the part of the MCD and yet to be communicated to DUSIB.

Action taken on the points raised by the Member of the BOARD

Item raised by Shri S.P. Ratawal, Hon'ble MLA for sub-optimal Utilisation of community Halls due to high rental and rigid formalities of its allotment

It has been informed that the ground floors of the Community halls are used by the area public as Barat Ghars and for other social functions and it is booked on the prescribed rates which are at par with MCD rates.

Issue raised by Shri Prahlad Singh Sawhney, Hon'ble MLA regarding maintenance of Private Katras and issue pertaining to ownership rights of Aruna Nagar (Majnu ka Tila)

The matter relating to maintenance of Private katras has already been taken up with Secy(UD).

As regard issue pertaining to ownership right to Aruna Nagar (Majnu ka Tila) is concerned, the same is also taken up with Secy(UD), GNCTD.

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF URBAN DEVELOPMENT
9TH LEVEL, C-WING, DELHI SECRETARIAT
I.P. ESTATE, NEW DELHI-110002

F.No.PS/SECY.(UD)/2011-12/8137-8146

Dated: 01.08.2011

Sub: Minutes of the Meeting

Kindly find enclosed herewith the Minutes of the Meeting held under the Chairmanship of Hon'ble Chief Minister on 20.7.2011 at 4.00 p.m. regarding various issues concerning Delhi urban Shelter Improvement Board (DUSIB)

Encl.: As above


(DHARM VIR SHARMA)
DEPUTY SECRETARY (BSUP)
PHONE-23392247

To,

1. Sh. R.K. Chauhan, the Hon'ble Minister of UD, GNCTD, Delhi Sectt., New Delhi
2. Sh. R.K. Goswami, the Hon'ble Minister, Industries & Labour, GNCTD, Delhi Sectt., New Delhi
3. Sh. P.K. Tripathi, Chief Secretary, GNCTD, Delhi Sectt., New Delhi
4. Sh. M.M. Kuty, Principal Secretary to Chief Minister, GNCTD, Delhi Sectt., New Delhi
5. Sh. R.K. Srivastava, Pr. Secretary, Urban Dev., GNCTD, Delhi Sectt., New Delhi
6. Sh. Chetan B. Sanghi, CEO, DUSIB, Punarvas Bhavan, New Delhi
7. Sh. R C Meena, Dy. Commissioner, DUSIBm Punarvas Bhavan, IP Estate, New Delhi
8. Sh. J K Jain, Director, DUSIB, Punarvas Bhavan, IP Estate, New Delhi
9. Sh. K. S. Singh, CE, DUSIB, Punarvas Bhavan, IP Estate, New Delhi
10. Sh. Mahajan, Director, RAY, DUSIB, Punarvas Bhavan, IP Estate, New Delhi

**GOVERNMENT OF NCT OF DELHI
URBAN DEVELOPMENT DEPARTMENT
9TH LEVEL, C WING, DELHI SECRETARIAT**

No. PS/Secy.(UD)/2011-12/8137-46

Dated: 1/8/11

Minutes of the meeting held under the chairpersonship of Hon'ble Chief Minister on 20.7.2011 at 4.00 p.m.

A review meeting of DUSIB was held under the Chairpersonship of Hon'ble Chief Minister on 20.7.2011 at 4.00 p.m which was attended by the following :-

- Sh. R. K. Chauhan, Minister, PWD & UD
- Sh. R. K. Goswami, Minister, Industries & Labour
- Sh. P. K. Tripathi, Chief Secretary, Govt. of NCT of Delhi
- Sh. M. M. Kuttu, Principal Secretary to Chief Minister
- Sh. R.K. Srivastava, Pr. Secretary, Urban Dev.
- Sh. Chetan B. Sangh, CEO DUSIB
- Sh. R C Meena, Dy. Commissioner, DUSIB
- Sh. J K Jain, Director, DUSIB
- Sh. K. S. Singh, CE, DUSIB
- Sh. Mahajan, Director, RAY, DUSIB

• A brief background was given by CEO, DUSIB on the total number of slums in Delhi. After detailed discussion of the areas and different land owning agencies, it was decided that the eligible Jhuggi dwellers for relocation in the Delhi Govt. slum areas and DUSIB slum areas numbering about 154 slums would be taken up for relocation on priority. A date-wise schedule is to be worked out and forwarded to Govt. by DUSIB.

• About 6738 families are found to be eligible in the already surveyed 33 clusters wherein documents for eligible candidates are in the process of verification from Food & Civil Supply Department and AEROs. It was directed that this process may be expedited and due coordination may be done by the Chief Secretary/ Principal Secretary, U.D. between DUSIB and other concerned Departments. It was also expected that entire process of verification would be completed by September, 2011. The date wise schedule of relocation be worked out in a week by DUSIB to complete the relocation by October/November, 2011.

• Since a number of families were also found ineligible for relocation to EWS flats accommodation, it was decided to go ahead with transit accommodation on the lines of the concept of "Dharamshala". Dormitory type of transit accommodation at reasonable rental would be made available to the user of such transit accommodation. This rental

accommodation could also be given for construction labour and migrant labour for about six months period as per policy to be evolved for this. DUSIB should immediately plan and construct these transit shelters. Urban Development Department is to coordinate land availability for the same and tie up for funds.

- DUSIB would also be given budgetary support by way of Non plan support as proposed by DUSIB. Also, DUSIB should be allowed to levy departmental charges for its projects and Plan schemes implementation.

- On the matter of policy of giving license rights, it was decided that licenses should be updated by way of one time amnesty scheme. Such an updation of license in favour of present occupant will also enable the licensee to safeguard his/her interest & possession in a meaningful manner. This would generate some resources for DUSIB as well. A policy should be brought up to the board for this by DUSIB at the earliest.

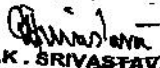
- The EWS housing which would be given to the eligible candidates, would be on lease and not license, would be in the name of the female member of the household wherever it is possible and the lease signed would be bankable. Urban Development and DUSIB to elaborate the existing policy in this regard accordingly.

- DUSIB was advised to bring up a scheme for auction of large plot of land in Raja Garden to the Board. As approved by the Board in the last meeting, DUSIB was also advised to dispose off its assets which are scattered all over the city in dilapidated conditions.

- Some of the other proposals as brought up for presentation were left to DUSIB to be taken up with the Department of UD separately for consideration.

- UD and Finance Department were advised to give shape to Revolving Fund for project financing of the DUSIB specially EWS flats, Transit accommodation and In-situ development etc.

The meeting ended with vote of thanks to the chair.


(R.K. SRIVASTAVA)
Secretary (U.D)

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVERNMENT OF N.C.T. OF DELHI

566
13/2/12
RETURN

No. 19/20/ROU(RP)/12

Date: 15/2/12

Office Order

Consequent upon the approval accorded by the Delhi Urban Shelter Improvement Board in its meeting held on 19.12.2011, CEO (DUSIB) vide his orders dated 02.02.2012 the following committee has been constituted for fixing the reserved price and opening the tender for disposal of land and properties belonging to the DUSIB through tender/auction.

1. Reserve Price Fixation Committee for fixing the reserve price for disposable units through auction/tender and also recommend whether the units will be disposed of on lease hold basis or free hold.

- | | |
|---------------------------------------------------|------------------|
| 1. Member (Finance) In his absence Member (Admn.) | Chairman |
| 2. Director (R.P) | Member |
| 3. Director (I. A. Bldg.) | Member |
| 4. S.E (Plg.) | Member |
| 5. B.F.O/DCA | Member |
| 6. Architect | Member |
| 7. Law Officer | Member |
| 8. A.O (HAU) | Member Secretary |

2. Tender Opening Committee (Sealed bids will be opened by the committee in the presence of bidders/ public.

- | | |
|------------------------------------------------|------------------|
| 1. Member (Admn.) In his absence Member (Fin.) | Chairman |
| 2. Director (R.P) | Member |
| 3. Director (I.A. Bldg) | Member |
| 4. S.E (Plg.) | Member |
| 5. B.F.O/DCA | Member |
| 6. Architect | Member |
| 7. Law Officer | Member |
| 8. Dy. Director (R.P) | Member Secretary |

13/2/12
Copy to: P.P. Admn.

Dy. Director (RP)

All concerned:

- 1.P.S.to CEO(DUSIB) for information of the latter.
- 2.C.E.(DUSIB) for kind information.
- 3.CE(DUSIB)Planning.
- 4.All Directors

P.S.

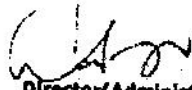
OFFICE OF THE DIRECTOR(ADMINISTRATION)
DELHI URBAN SHELTER IMPROVEMENT BOARD
(Puneras Bhawan, I.P. Estate, New Delhi-110002)

NO: PA/Dir(Admn)/2012/D-56

Dated: 09/02/2012

OFFICE ORDER

Consequent upon approval accorded by Delhi Urban Shelter Improvement Board in its meeting held on 19.12.2011, it is hereby notified for information and necessary action by all concerned that the Chief Executive Officer has been authorized to constitute Committee to fix the reserve price and accept the bid of properties disposed through auction/tender. Further the CEO has been authorized to exercise the power for disposal of Land/Properties on free hold/lease hold basis through auction/tender, on the recommendation of committees except Nazul lands for which approval of Competent Authority i.e. Hon'ble L.G. of GNCT of Delhi will be sought.


Director (Administration)
09/02/12

Distribution

1. PS to Chief Executive Officer (DUSIB) for kind information of the latter.
2. PS to Member(Admn)/Member(Finance) for kind information of the latter.
3. Chief Engineer(DUSIB).
4. All Directors.
5. All SE's/BBFO.
6. All Dy. Director/All Ex. Engineers.
7. All Other concerned Sectional Heads of DUSIB.
8. Office copy/guard file.

511 OK
 08/02/2012
 Date: 08/02/2012
 The Chief Engineer (SRS)

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF N.C.T. OF DELHI
OFFICE OF THE SUPTDG. ENGINEER-III

No.F/C-III/9599/269/SRS/VOL.-I/2012/D-39

Date: 07.02.12

Subject:- Present status report of in r/o of the Agenda Item No. 3 approved in the 5th meeting of DUSIBrd Board hold on 19.12.11, minutes circulated vide No.D/06/AD(Meeting Cell)/DUSIB/2011 dated 30.12.11

Sub-Head:- Improvement of services in Colonies under Squatter Resettlement Schemes(SRS).

S.No	Name of work	Amount of A/A & E/S	Contractual Amount	Present Status
1	Sub:- Improvement of services in Slum Resettlement Pockets at MADANPUR KHADAR, PH-III. SH:- Accord of Administrative Approval & Expenditure Sanction for Repair & Renovation of Internal Roads, Internal Lanes and Drainage System, Culverts, Parks & Covering of drains	Rs.3,58,37,400/-	Rs.3,31,00,256/-	Work awarded on 24/1/12, work started on 30/1/12 & Work in progress
2	Sub:- Improvement of services in Slum Resettlement Pockets of SRS SAVDA GHWERA, PH-I SH:- Providing RMC on road boras, in lanes, covering of SW Drains and premixing on existing roads.	Rs.4,89,60,800/-	Rs.4,71,65,824/-	Work just started
3	Sub:- Improvement of services in Slum Resettlement Pockets SH:- Repair/Restoration of Roads, Providing & laying GO Pavement and	Rs.5,58,18,300/-	Rs.4,76,69,061/-	work in progress

	construction of open surface drain & repair of Parks in SRS BAWANA.			
4	Sub:- Improvement of services in Resettlement Pockets SH:- Repairing/Restoration of roads, P/L C.C. Pavement in lanes, C/O SW Drains and interlocking blocks on footpaths in all Blocks at BBALASWA, Jahangir Pur.	Rs.5,06,23,600/-	Rs.4,50,11,700/-	Awarded on 09.1.12 Work in progress
5	Sub:- Improvement of services in Slum Resettlement Pockets. SH:- Restoration/repair of the facilities like CC paving drains in the lanes, WBM Roads, Parks etc. in the Squatter Resettlement Scheme, HOLAMBI KALAN PH-II.	Rs.5,04,16,000/-	Rs.4,07,61,284/-	Work awarded on 13.1.12 Site handed over on 20/1/12 Work not started Notice issued to agency.
6	Sub:- Improvement of services in Slum Resettlement Pockets. SH:- Maintenance/Restoration of Roads and Lanes at SRS, BAKKARWALA.	Rs.3,93,65,700/-	Rs.3,26,23,224/-	P.G. Deposited on 06.01.12 & Letter issued for commencement of work on 07.-1.12 Work just started

Submitted for kind information of CEO please.


CHIEF ENGINEER (DUSIB)

DIRECTOR (ADMN.)


SUPTDG. ENGINEER-III/SRS

Agenda Item No. 2

Subject:- Status Note Regarding The Relocation/ Allotment Of Flats To Eligible Slum Dwellers Under JNNURM

1) Relocation/ allotment of flats to eligible slum dwellers

Department of Urban Development, GNCTD, had prioritised 53 clusters for relocation/rehabilitation through DUSIB. Status note regarding the relocation of the 53 clusters is enclosed as Annexure-A. After conducting the eligibility determination process as per the modified policy guidelines 14 clusters have taken up for relocation in the first phase (April 2012). 1200 JJ dwellers from these 14 clusters have been found to be eligible. The list of the eligible and ineligible JJ dwellers has been hosted on the web-site of the department and also pasted in the respective clusters. Publicity through beat of drum was also got done in these clusters. One more opportunity has been given to those dwellers who were surveyed but either could not fill up their forms or who have been declared ineligible by the eligibility determination committee. This has been done with the objective of maximizing the number of beneficiaries. 650 applications have been received so far which are being examined.

Around 1100 eligible beneficiaries have been biometrically verified as per the policy guidelines.

The Union Bank of India has given its consent for providing loans to the beneficiaries.

The cabinet decision taken in the meeting dated 6th January, 2012 regarding the allotment of flats on lease hold followed by freehold is awaited. Once the cabinet approval is available demand letter will be issued to the eligible beneficiaries for completion of documentary and financing formalities.

Meeting has also been conducted with the Divisional Commissioner and Delhi Police for provision of necessary support at the time of actual shifting of the clusters in April.

(II) Identification of more clusters for relocation

- (a) On the request of PWD survey of one cluster at Haiderpur, Ayurvedic Dispensary, Shalimar Bagh has been completed and beneficiary identification is underway.

- (b) Process of beneficiary identification of cluster at railway crossing, Shalimar bagh has been initiated.
- (c) Survey of the cluster at NTPC Badarpur was started but due to public hindrance the work was stopped and the survey could not be completed.
- (d) Two new clusters at Sunehari bagh and Minto road have been forwarded to Department of UD for inclusion in the priority list. On receipt of request from land owning agency survey of more clusters will be undertaken with due approval of the UD Department.
- (e) Plans for taking up survey of more clusters along with the land owning agencies in the remaining prioritised clusters is being prepared.

(III) Issues related to the relocation of JJ clusters located on the land belonging to Ministry of Railways

4 out of the 53 prioritised clusters are located on land belonging to railways. During the interaction of the officers of DUSIB with Northern Railway Authorities, it was revealed that the Rehabilitation & Resettlement policy adopted by the Railways incorporates the eligibility parameters of the Old Relocation Policy of Delhi Government. Therefore, a need has arisen to modify the R&R Policy of the Railways in consonance with the modified policy guidelines approved by the Government of Delhi. The following issues need resolution at the level of Railways:

- (A) Cut-off date for eligibility for relocation to be updated to 2007
- (B) JJ Clusters located beyond the Railway safety zone to be made eligible for relocation.
- (C) Land owning agency share towards relocation to be enhanced in line with the policy guidelines of GNCTD.

At the Govt. of Delhi level the policy guidelines have to be amended to exclude the clusters located in the safety zone from the ineligibility criteria. A proposal in this regard has been moved on 3rd February, 2012 to Department of Urban Development, GNCTD to consider the appropriate modification in the policy and also taking up with

the Railway Ministry for modification in its policy of Resettlement and Rehabilitation accordingly. A decision in this regard is awaited.

(IV) Land owning agency contribution

The land owning agency share towards relocation of eligible beneficiaries is still awaited from the Department of health, Irrigation & Flood Control, Delhi Police, Airport Authority of India, Central Social Welfare Board and L&DO. DUSIB is continuously following up with these departments. Hon. Minister UD has also held two meetings with these land owning agencies.

(V) Meeting with DDA

A meeting was held by CEO, DUSIB, on 1st February, 2012 with representatives of DDA. DDA has been requested to reconcile the information regarding the number of clusters located on its land and also to clarify its policy stand with regard to the redevelopment of clusters on its land.

(VI) Preparation of supporting infrastructure at the housing complexes

A joint site inspection with all the service providing agencies was conducted at the DSIIDC housing complexes at Bawana and Bhorganh. Provision of social infrastructure facilities like primary school, health centre, mother dairy, bus service, kendra bhandar and GRC centre has been taken up. DUSIB is following up with the concerned departments for timely setting up of these social infrastructure facilities.

(VII) Pilot project for identification of beneficiaries with UIDAI

Based on the project proposal submitted by DUSIB, Unique Identification Authority Of India has approved a pilot project for setting up of infrastructure for identification of the beneficiaries through the UID mechanism.

(VIII) Slum Free Strategy of Delhi

The process of formulating the Slum Free Strategy for Delhi has been initiated. The Asian Development Bank is providing technical assistance towards preparation of the Slum Free Strategy. A meeting was conducted with all the land owning departments in Delhi by CEO, DUSIB on 9th February, 2012 in this regard. Agency wise list of clusters has been circulated to all the Delhi Govt. and Govt. of India departments. The

departments have been requested to verify the information and also to indicate any new clusters located on their lands. It is proposed to conduct a socio economic survey of the JJ clusters in a phased manner.

(IX) The above status report is submitted for the information of the board and directions if any.

**STATUS REPORT OF THE 53 JJ CLUSTERS PRIORITISED FOR
RELOCATION BY UD DEPARTMENT ,GNCTD.**

1.	Eligibility Determined	:	14
2.	Political resistance	:	4
3.	On road berm/footpath(not eligible)	:	4
4.	Court case(decision awaited)	:	3
5.	Already Removed/relocated	:	6
6.	Project Withdrawn by LOA	:	4
7.	Railway Land(policy decision required)	:	5
8.	Phase II eligibility determination underway	:	5
9.	No request received from land Owning agencies	:	8
			<u>53</u>

Agenda Item No. 3

Subject: - Grant of freehold / ownership rights to the allottees / occupants of 44 JJ Resettlement Colonies

Background:-

- I. 44 Jhuggi Jhompri Resettlement Colonies (JJRC), comprising about 2,50,000 plots of 25 to 40 sq.yards each, were developed in the 1970s by the erstwhile Slum & JJ Department of the Delhi Development Authority. These colonies were developed under the "Jhuggi Jhompri Removal Scheme" of the DDA to accommodate people dislocated during removal / demolition of JJ Clusters.
- II. The allottees were given Demolition Slip / Possession Slip / Kachchi Parchi at the time of allotment of plot on licence basis. Consolidated / reliable record of these allottees is not available due to passage of time.
- III. As per preliminary survey it has been observed that 70% of the plots in the 44 JJ Resettlement Colonies have changed hands several times during the last four decades, though there is no policy permitting such transfers.
- IV. DUSIB collects meagre licence fee from these allottees. The administrative cost of collection is much more than the revenue and therefore, the Board in its meeting dated 22.06.2011 decided to suspend the collection of licence fee and directed to bring a policy proposal for grant of freehold / ownership rights to the allottees / occupants.

Ownership Rights Policy of 1998

The Public Works and Housing Department, Government of NCT of Delhi issued an Order dated 9.9.1998 with the approval of the Hon'ble Lt. Governor, for grant of ownership rights in respect of allottees / occupants of 25 to 40 sq.yards plots in the 44 JJ Resettlement Colonies. Copy of the Order dated 9.9.98 is enclosed as **Annexure-I**. However, the Order / Policy was not implemented by the erstwhile Slum & JJ Department of MCD.

Rationale for New Policy

The 44 Resettlement Colonies are homes to approx. two million people of Delhi. The allottees / occupants have spent most of their lives in these colonies without any title to the property. Many people have constructed G+2 / 3 structures on these plots and the MCD did

not take any action against these illegal constructions since the land was owned by MCD prior to the constitution of DUSIB. Implementation of the 1998 order with necessary amendments will bring much needed relief to the two million residents of these colonies.

Salient Features of the New Policy

The New Policy proposal is primarily based on the 1998 Order with the following salient features:-

1. The freehold / ownership rights will be granted to the authorized allottees and the occupants of the plots i.e. mentioned in the Demolition Slip / Possession Slip / Kachchi Parchi, holding atleast two of the following documents in support of proof of residence in the JJRC:-
 - i) EPIC Card and name in the electoral roll.
 - ii) Ration Card
 - iii) Electric Bill and
 - iv) Water bill
2. An occupant who is an "authorized allottee" would include the original allottee under the JJR Scheme, possessing a Demolition Slip and / Or Possession Slip / or Kachchi Parchi or his / her legal heir / successors and at present living in the plot.
3. The occupant of the plot must be a Citizen of India and not less than 18 years of age. Police verification will be carried out before the grant of ownership rights.
4. Other "occupant" shall be interpreted for the purpose of this order as one who is presently occupying a plot developed under the JJR Scheme and is in possession of the Demolition Slip and / or Possession Slip / and or Kachchi Parchi in any name.
5. The authorised allottee and occupant of the plot shall be required to furnish an affidavit and indemnity bond to the effect to hand over peaceful vacant possession, in case of any misrepresentation / fraud found or any other claimant comes forward claiming the right in the said plot.
6. In case of discovering at any stage in future that the ownership rights of the JJR plot has been obtained by misrepresentation / wrong statement / submissions / or by fraudulent means, the Ownership Deed shall be cancelled and proceedings under the law will be initiated against the offender.

7. Freehold / ownership rights will be granted on payment of onetime lumpsum premium calculated as under:-

Sl.No.	Allottee / Occupant Category	Premium
a.	Authorised allottees and their legal heirs / successors	25% of the Circle rate
b.	Occupants through sale / purchase of the allotted plot	50% of the Circle rate
c.	Occupants other than through sale / purchase and residing since 31 st March, 2002 or earlier supported by documentary evidence in the form of election card / ration card / water bill / electric bill	75% of the Circle rate
d.	Occupants other than through sale / purchase and residing since between 1 st April, 2002 and 31 st March, 2007 supported by documentary evidence in the form of election card / ration card / water bill / electric bill	100% of the Circle rate

(The above mentioned cut-off dates i.e. 31.3.2002 and 31.3.2007 are based on the policy for allotment of flats to the JJ Dwellers circulated by GNCTD vide O.O. dt. 16.7.2010 and dt. 03.2.2011 (Annexure II & III).

8. The premium so collected would discharge any outstanding liability for the unpaid amount towards the licence fee / damages under the previous orders on the subject.
9. There will be a rebate of 10% for lumpsum payment, available to all such applicants who deposit the lumpsum premium within a period of 90 (Ninety) days.
10. The authorized allottee / occupant may opt to make the payment in instalments, but he shall be required to deposit 25% of the lumpsum amount payable, alongwith the application, with the balance recoverable in quarterly instalments in five years, alongwith interest at the rate of 12% per annum.
11. Licence Fee / Rentals already paid by the occupant will not be adjustable against the one time lumpsum premium payable.
12. The option to continue to hold the plots by paying licence fee shall be withdrawn. The authorized allottee / occupant should apply for grant of 'Ownership Rights' within 90 (Ninety) days.

13. If the authorized allottee / occupant fail to apply within the prescribed time limit, it will be presumed that he is not interested in securing the ownership rights and he will be liable to eviction from the plot without notice.
14. In respect of 25 sq. yds. plots, which have been liquidated prior to issue of these orders, the cases shall not be re-opened in pursuance to this order.
15. Change of land use of unauthorized construction on the plot or encroachment of any kind will be dealt with in accordance with the relevant laws prevailing at the time of this order.
16. No request for consideration of allotments on old DS/ PS/ Kachi Parchi will be entertained now in respect of allotment of plots measuring 25 sq.yds for granting ownership rights since the allotments were made more than 30 years back. Moreover, after 1990 another scheme for relocation/rehabilitation for allotment of plots on licence fee basis measuring 18 sq.yds and 12½ sq.yds. was introduced by the Government.
17. The Municipal Corporation of Delhi vide its letter no. Tax/Hq/2010/D-247/1624 dated 19.07.2010 (Annexure-IV) has asked for payment of property tax in respect of these colonies. Freehold / ownership rights will be issued to beneficiaries under this scheme subject to payment of property tax dues.

Policy for Un-allotted Plots

The plots which remained un-allotted are either already encroached or under serious threat of encroachment. Eviction proceedings will be initiated under the DUSIB Act in respect of all encroachments. These plots could be disposed off either (i) for allotment to eligible JJ dwellers of JJ basties, which are going to be removed and resettled or (ii) put these plots on auction. If considered for allotment, the eligible beneficiaries would be given the choice of either flats or plots. If there are more than one eligible applicant per plot, draw of lots will decide the allotment. The Price Fixation Committee would decide from time to time the rates for allotment of these plots.

Status of Court Cases

The Board may like to note that a writ petition was moved by the residents of the Satya Niketan before the Hon'ble High Court for the conversion of Leasehold Rights into

Freehold Rights. The Hon'ble High Court vide its decision dt.25.07.2007 "directed to carry out the conversion from lease hold rights to free hold rights subject to the petitioner completing the formalities, if any and paying any other fees or charges, if any. This exercise be concluded within 8 weeks from today".

The then Slum & JJ Department, MCD preferred an appeal before the Hon'ble High Court vide LPA No.86/2008 and the Hon'ble High Court vide its judgement dt.04.08.2008 stayed the order of the Hon'ble Single Judge dt.25.07.2007 as stated above.

After the approval of the Board, the policy shall be placed before the Government for approval. Thereafter, the DUSIB may intimate the Hon'ble High Court and withdraw the LPA filed in the above mentioned matter. The Board may like to consider and approve the Revised Policy Guidelines for grant of Freehold / Ownership Rights to the allottees / occupants of the JJ Resettlement Colonies.

No. F. 1-9490YUI/5TS

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF PUBLIC WORKS & HOUSING
(SLUM & SLUM DEVELOPMENT DIVISION)

New Delhi.
Dated: 9.9.1998.

ORDER

Sub: Conferment of Ownership rights in respect of 25 sq. yds. and 40 sq. yds. plots developed under the Jhuggi Jhopri Removal Scheme.

The Policy for "conferment of freehold/ownership rights to the occupants of the resettled colonies developed under Jhuggi Jhopri Removal Scheme" has been under consideration for some time.

The Lt. Governor, Delhi, has been pleased to order the conferment of ownership rights on the allottees/occupants of 25 sq. yds and 40 sq. yds. plots in all the 44 Jhuggi Jhopri resettlement colonies, subject to the following conditions:

- 1) Ownership rights will be granted to the following categories of occupants only:
 - a) An occupant who is an "authorised allottee", which would include the original allottee under the JIR Scheme possessing a demolition slip and/or possession slip or his legal heir/successors and at present living in the plot.
 - b) other "occupant" which notwithstanding anything contained in any Act, shall be interpreted for the purposes of this order as one who is presently occupying a plot developed under the JIR Scheme and is in possession of the demolition slip and/or possession slip in any name.

Nothing in subrule (a) and (b) will bar conferring of ownership rights on a person or a family for more than one plot, provided all other conditions are fulfilled.

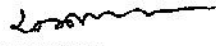
- 2) The ownership rights will be granted to the authorised allottee and the occupant, of the plot that is mentioned in the demolition slip/possession slip.
 - 1) The "authorised allottee" of the plot shall be charged a lumpsum one time premium at the rate of Rs. 5,300/- (Rupees Five Thousand Five Hundred only); "the occupant" shall be charged a lumpsum one time premium at the rate of Rs. 15,000/- (Rupees Fifteen Thousand only).

Contd...2..

The premium would discharge any outstanding liability for the unpaid amount towards the cost of the plot and interest thereon, if any, under the previous orders on the subject.

- 4) There will be a rebate of 10% for lumpsum payment, available to all such applicants who deposit the lumpsum premium within a period of 90(Ninety) days commencing from 15th September, 1998.
- 5) The authorised allottee/occupant, may opt to make the payment in instalments but he shall be required to deposit 25% of the lumpsum amount payable, alongwith the application, with the balance recoverable in quarterly instalments in five years, alongwith interest at the rate of 12% per annum.
- 6) Licence Fee/Rental already paid by the occupant will not be adjustable against the one time lumpsum premium payable.
- 7) The option to continue to hold the plots by paying licence fee shall stand withdrawn. The authorised allottee/occupant should apply for grant of "ownership rights" within 90(Ninety) days, starting 15th September, 1998.
- 8) If the authorised allottee/occupant fails to apply within the prescribed time limit, it will be presumed that he is not interested in securing the ownership rights and he will be liable to eviction from the plot without notice.
- 9) In respect of 25 sq. yds plots, which have been liquidated prior to issue of these orders, the cases shall not be reopened in pursuance to this order.
- 10) Change of use or unauthorised construction on the plot or encroachment of any kind will be dealt with in accordance with the relevant laws prevailing at the time of this order.
- 11) The revenues recovered/realised under the scheme shall be credited to the Consolidated Fund of India(Account Government of National Capital Territory of Delhi).

These orders shall be implementable through the "Slum and Jhuggi Jhopri Department of the Municipal Corporation of Delhi" which will be the designated agency to recover the money.


 (RAKESH MOHAN)
 SECRETARY(PWD & HOUSING,
 SLUM & SLUM DEVELOPMENT)

Contd...3...

Copy to

- Secretary to Government of India, Ministry of Urban Affairs & Employment (Department of Urban Development), New Delhi. (with 4 spare copies). These orders are passed in pursuance to the issues discussed and agreed to in the meeting held in the Chamber of Minister of Urban Affairs & Employment, Government of India on 3rd September, 1998 and in pursuance to the various orders issued on the subject by the Government of India from time to time.
1. Vice-Chairman, Delhi Development Authority, INA, Vikas Sadan, New Delhi.
 2. Commissioner, Municipal Corporation of Delhi, Town Hall, Delhi.
Add: Commissioner (Slum & JJ), Vikas Kutir, Vikas Bhawan, New Delhi.
Necessary steps may kindly be taken for implementation of the above decisions.
 3. Commissioner (Land Management), DDA, Vikas Sadan, New Delhi.
 4. The Town Planner, MCD, Nigam Bhawan, Kashmere Gate, Delhi.
 5. P.S. to Minister of Urban Affairs & Employment, Government of India, Nirman Bhawan, New Delhi.
 6. Secretary to Lt. Governor, Delhi, Raj Niwas, Delhi.
 7. Secretary to Chief Minister, Government of NCT of Delhi, Old Secretariat, Delhi.
 8. OSD to Chief Secretary, Govt. of NCT of Delhi, 5 Sham Nath Marg, Delhi.
 9. All Secretaries & Head of Departments, Government of NCT of Delhi.
 10. Principal Account Officer, Government of NCT of Delhi, Gokhale Marg, Opp: Mori Gate Bus Terminal, Delhi.
 11. The Director, Department of Information and Publicity-(DPR), Govt. of NCT of Delhi, Old Secretariat, Delhi.

SECRETARY (PWD & HOUSING,
SLUM AND SLUM DEVELOPMENT)

Ann-II

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF URBAN DEVELOPMENT
LEVEL, C-WING, DELHI SECRETARIAT
I.P. ESTATE, NEW DELHI-110002

NO. F.330(7)UD/JNNURM/2010-10801-10810

DATED- 16/07/2010

ORDER

The cutoff date of 31-12-1998, for determining the eligibility of JJ dwellers for the bids for rehabilitation / relocation as described in paras-4(b)(ii), 4(c)(x) and 4(d) of the office order issued vide No.F.51(85)95/UD/Vol.-II/2975-2988 dt.19-02-2010, has been modified to 31-03-2002 vide Govt. of NCT of Delhi Cabinet Decision no 1670 dt.12-07-2010.

This shall come into force from the day the aforesaid original order was issued.

(Signature)
(HANSRA) 16/07/2010

SPECIAL SECRETARY (UD)

NO. F.330(7)UD/JNNURM/2010-10801-10819

DATED-16/07/2010

Copy for information to:-

- 1. Secretary to the Govt. of India, Ministry of Urban Development, Nirman Bhawan, New Delhi.
- 2. Secretary to the Govt. of India, Ministry of Housing & Urban Poverty Alleviation, Nirman Bhawan, New Delhi.
- 3. Pr. Secretary to Lt. Governor of GNCTD, Raj Niwas, Delhi.
- 4. Pr. Secretary to CM, GNCTD of Delhi, Delhi Secretariat, New Delhi
- 5. Secretary to Speaker, Delhi Vidhan Sabha, Old Secretariat, Delhi.
- 6. Deputy Speaker, Delhi Vidhan Sabha, Old Secretariat, Delhi.
- 7. Secretaries to all the Ministers, GNCTD, Delhi Secretariat, New Delhi
- 8. Secretary, Legislative Assembly, GNCT Delhi -- with 70 spare copies for distribution amongst the MLAs
- 9. OSD to Chief Secretary, GNCTD, Delhi Secretariat, New Delhi.
- 10. All HODs, Autonomous Bodies of GNCT of Delhi and Local Bodies

NO. F.330(7)UD/JNNURM/2010-10801-10819

DATED- 16/07/2010

Copy for information and necessary action to:

- 1. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi
- 2. Commissioner, MCD, Treen Cliff, Delhi
- 3. Chairperson, MDCI, Rajeev Kenra, New Delhi
- 4. Pr. Secretary (Revenue) cum-Divisional Commissioner, GNCT of Delhi, 5, Sham Nath Marg, Delhi
- 5. Commissioner, Food & Grain Supplies Deptt., Vikas Bhawan, New Delhi
- 6. Chief Electoral Officer, Officer of the CEO, Kashmere Gate, Delhi
- 7. C.M.D., DSRO, 1100, Borewell Lane Bldg, Connaught Circus, New Delhi
- 8. Addl. Commissioner, Slum & JJ, Vikas Kutr, I.P. Estate, New Delhi
- 9. All Land Owners Agencies

(Signature)
(HANSRA) 16/07/2010

SPECIAL SECRETARY (UD)

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF URBAN DEVELOPMENT
9TH FLOOR, CENTRAL DELHI SECRETARIAT
I.P. ESTATE, NEW DELHI-110002

3687A/D/ASUP/2010/1191-12

DATED-03/02/2011

ORDER

The policy guidelines for implementation of the scheme for relocation, rehabilitation and allotment of flats to Slum & JJ dwellers issued vide Order No. 5195/00/UD/Vol-III/2975-2988 dated 19-02-2010 are modified to the following extent with the prior approval of the Council of Ministers vide Decision No.1733 dated 24-01-2011 :-

(i) The cut of date for determining the eligibility for Slum & JJ dwellers for allotment of flats is extended to 31.03.2007. However, those JJ dwellers who have settled in the Slum & JJ clusters between the period 01.04.2002 to 31.03.2007 will have to make additional contribution equivalent to state share i.e. Rs.62,000/- in addition to Rs.60,000/- as beneficiary's contribution as per the financial pattern approved earlier.

(ii) The cut of date of 31.03.2007 shall also be followed in case of in-situ development. However, the eligible dwellers will have to pay land owning agency share of Rs.93,000/- (Rupees Ninety three thousand) in addition to the beneficiary share of Rs.60,000/- (Rupees Sixty thousand) the total of which comes out to be Rs.1,53,000/- (Rupees One lakh fifty three thousand) as per the financial pattern approved vide cabinet decision No.1613 dated 03.02.2011.

(iii) The amount of Rs.60,000/- (Rupees Sixty thousand only) of the family of a Slum & JJ dweller to make him / her eligible for allotment of a flat earlier is raised to Rs.1,00,000/- (Rupees

Contd.

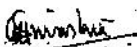
in view of their income level and status of living in the capital of the country.

Individual cluster need not be brought before the Board for recommending to the Government for relocation. The Chief Executive Officer, Delhi Urban Shelter Improvement Board, will prepare the priority list for shifting of Slum & JJ clusters in consultation with the Urban Development department, Govt. of NCT of Delhi. Priority is to be given to rehabilitate/relocate Slum & JJ clusters from the lands of Govt. of NCT of Delhi and from the lands where the projects are likely to come and land owning agencies are willing to share the cost of relocation.

- (v) For keeping the cost of the flats economical and reasonable, cost effecting designs, technology and methodology be adopted after having consultations with HUDCO, Development Alternatives and such other Organizations by the executing agencies.
- (vi) In view of the paucity of land in Delhi and to prepare a reasonable strategy for slum rehabilitation, possibility of construction of flats/built up flats for allotment in the NCR region is to be explored as suggested by the Vice-Chairperson (DUSIB) and Hon'ble Minister of Urban Development, GNCT of Delhi.

2. The other conditions will remain the same as approved earlier vide Cabinet decision No.1613 dated 03.02.2010 conveyed vide order No.F-51(95)/99 dated 19-02-2010 and No.F-51(95)/99 dated 19-02-2010.

3. This comes into force with immediate effect.


(R.K. SHIVASTAVA)
SECRETARY (UD)

Contd...

NO. DUSIB/BSUP/2010-11/11

DATE: 03/02/2011

Information:

1. Secretary to Lt. Governor of GNCTD, Raj Niwas, Delhi-54.
2. Secretary to CM, GNCTD, 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 Heads of the Departments / Autonomous Bodies of GNCTD and Local Bodies.

Copy for information and necessary action:

1. Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
2. Commissioner, Food & Supplies Dept, GNCTD, K-Block, Vikas Bhawan, N.D.
3. Divisional Commissioner, GNCTD, 5 Sham Nath Marg, Delhi-54.
4. Chief Electoral Officer, Office of the CEO, GNCTD, Kashmiri Gas, Delhi.
5. C.M.D., DSIDC, N-36, Bombay Life Building, Connaught Circus, N.D.
6. CEO, DUSIB, Punarvas Bhawan, I.P. Estate, New Delhi.
7. All Land Owning Agencies.

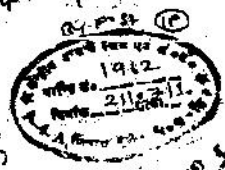
Copy forwarded to:

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


(HANSRAJ)
SPL. SECRETARY (BSUP)

Adff. Commr (Genl)

Memorandum per up.



For mag. for commr.

MUNICIPAL CORPORATION OF DELHI
(ASSESSMENT & COLLECTION DEPARTMENT)
LAJPAT NAGAR, NEW DELHI

FA (E)

No: T&H/2010/11-247/1624

Dated: 19-7-10

The Addl. Commissioner,
Delhi Urban Shelter Improvement Board (Formerly Slum & IT),
Punawas Dharwan,
IP Estate
New Delhi-110002

Sub: Regarding levy of service charges in respect of properties of Slum Wing
Transferred to GNCTD w.e.f. 1.7.2010

Sir,

On the subject cited above, I am directed to say that pursuant to GNCTD's notification No.1(7)/UD/DUSIB/2010/736-47 dated 1.7.2010, Slum Wing has been transferred from MCD to GNCTD w.e.f. 1.7.2010.

It may be mentioned that prior to transfer, Slum Wing was with the MCD. By virtue of enjoying separate entity from that of General Wing of MCD, the matter was taken up time and again, for levy of property tax/service charges in respect of properties of Slum Wing within the jurisdiction of MCD. Nevertheless, it was preserved that since Slum Wing was with the MCD, like other properties of MCD, Service Charges/Property Tax should not be levied as per the provisions of the DMC Act under Section 115 (1)(viii), providing exemption to properties of Corporation.

It may be relevant to mention that Section 115 (1) (viii) provides that vacant lands and buildings owned by or vested in the Corporation but not leased out or rented out and in respect of which the property tax, if levied, would, under the provisions of this Act, be leviable primarily on the Corporation.

Consequent upon recent transfer of Slum Wing to GNCTD, the properties of Slum Wing within the jurisdiction of MCD cease to be covered u/s 115 (1) (viii), which provides exemption of vacant lands and building owned by or vested in the Corporation only. Thus, all the properties of Slum Wing now become leviable for service charges like other properties of GNCTD.

In view of above, we would like to request you to expedite consideration leviability of service charges in respect of each and every property of Slum Wing (vacant land as well as built up structure) within the jurisdiction of MCD, by way of filing self-assessment property tax return under Unit Area Method, on the pattern of other properties of GNCTD/PWD.

Yours faithfully,

(Dipak Kumar Gupta)
Officer in Special Duty

AA(HAU) / Mr. R. S. ...

To (Vand) ...

2/16/10

2/16/10

Agenda Item No. 4

Subject:- Delegation of power regarding Management and Allotment of Institutional Lands belonging to DUSIB.

1. In pursuance of Notification No. F-3(7)DUSIB/2010/13736-13749 dt. 30.08.2010 issued by the Principal Secretary (Urban Development), Department of Urban Development ,GNCTD under section 31 of DUSIB Act.2010 (Delhi Act 07 of 2010), DUSIB had taken over all the Assets & liabilities both Movable & Immovable of erstwhile Slum & JJ Department of MCD on "As is where is basis" vide order No. F/2607.D.C/DUSIB/D/88 dated 29.09.2010 issued by the Special Officer, DUSIB. (A copy enclosed as Annexure 'A')
2. Allotment of Institutional Land in all over Delhi has been made by this Department in favour of various Govt. Departments such as DTC, Delhi Police, MCD Directorates of Health Services, Education Department, Mother Dairy and DMS etc. in accordance with the yearly updated L&DO's Land rates of MOUD, Govt. of India, and after having the approval of the Hon'ble LG, Delhi in respect of Nazul land. The L & DO's land rates are on lower side as in some cases the department has purchased the land @ Rs.16.00 lacs to Rs.23.00 lacs per acre and allotted the land @ Rs. 1/- acre annually to Education Department GNCTD which is causing considerable financial loss to the department .
3. Besides above, the Institutional land is being allotted to various religious, social and Non-Government Organization at very low rates.
4. DUSIB is finding it very difficult to protect Institutional land which is scattered in different colonies, and thus is prone to encroachment. It is in the interest of DUSIB to allot or auction these scattered Institutional lands to avoid unnecessary expenditure on watch and ward or maintenance.
5. The board is facing acute financial crunch due to which the DUSIB is unable to carry out the developmental works / maintenance of assets as well as salaries to the officers and employees etc. At present DUSIB is releasing the payment of salary to the staff from capital receipts/ loans which will also lapse shortly.

Section 33(1) of DUSIB Act 2010, Acquisition of immovable property: *The Board shall for the purpose of this Act, by agreement on such terms and at such price as may be*

approved by the Board have power to acquire and hold or dispose off movable and immovable property or any interest thereon.

In view of the position explained above and to tide over the present financial crunch it is, therefore, proposed that Institutional land earmarked in the lay out plan now vested with DUSIB may be disposed off or allotted in accordance with the manner laid down in the rule (Disposal and Development of Nazul land) Rule- 1981 and the instructions issued by the G.O.I. from time to time in this behalf as follows:

- i) **TO GOVT. DEPARTMENTS:** SUCH AS GOVT. SCHOOLS, HOSPITALS, DELHI POLICE, DTC, DELHI JAL BOARD ETC. ON THE BASIS OF CIRCLE RATES CIRCULATED BY GOVERNMENT FROM TIME TO TIME.
- ii) **TO INSTITUTIONS OTHER THAN GOVT. DEPARTMENTS:** SUCH AS CHARITABLE ,VOLUNTARY ORGANISATION, TRUST, RELIGIOUS AND SOCIAL ORGANISATIONS, SOCITIES AND OTHERS ON THE BASIS OF PREVAILING MARKET RATES.

The CEO, DUSIB may constitute a committee to fix the reserve price of properties to be disposed off / allotted through auction / tender. Each allotment/disposal of land will be approved by the Board thereafter.

The Board may allot Institutional land to Government Departments on the basis of circle rates circulated from time to time and to Non Government Organizations / Charitable Trusts, Social & Religious Organizations, Societies, Voluntary Organizations and others on lease hold / free hold basis through auction / tender, on the recommendations of the aforesaid committee, except Nazul lands, for which approval of Competent Authority i.e. Hon'ble L.G of GNCT of Delhi will be sought in specific cases.

Board may kindly approve.

ANNEXURE - A

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

No. F 12073-CP/2010-88 Dated: 24th September, 2010

In pursuance of Notification No.F.3(7)/DUSIB/2010/13736-13749 dated 30th August, 2010 issued by the Principal Secretary (Urban Development), Department of Urban Development, Government of National Capital Territory of Delhi under Section 31 of the Delhi Urban Shelter Improvement Board Act, 2010 (Delhi Act 07 of 2010) I, Amar Nath, Special Officer, Delhi Urban Shelter Improvement Board hereby take over all the Assets and Liabilities, both Movable and Immovable, of erstwhile Shm & JJ Department of Municipal Corporation of Delhi on 'AS IS WHERE IS BASIS'.

24/09/10

(Amar Nath)
SPECIAL OFFICER

Delhi Urban Shelter Improvement Board

19973/19/09/10
11/11/10

Copy forwarded for information to:

1. The Special Secy(GAD/Coord, GNCTD, 2nd Level, A-Wing, Delhi Sect, I.P.Estate, New Delhi
2. Secretary, GOI, Ministry of Home Affairs, North Block, New Delhi
3. Secretary, GOI, Ministry of Urban Development, Nirman Bhawan, New Delhi
4. Secretary, Ministry of Housing & Urban Poverty Alleviation, Nirman Bhawan, New Delhi
5. Joint Secy & Legislative Counsel, GOI, Ministry of Law, Justice, Legislative Deptt (Correction Cell), Shastri Bhawan, New Delhi
6. Principal Secy to Hon'ble LG, Raj Nivas, Delhi
7. Principal Secy to the Chief Minister, GNCTD, Delhi Sect, I.P.Estate, New Delhi
8. Principal Secy (Law, Justice & LA), GNCTD, Delhi Sect, I.P.Estate, New Delhi
9. Secy to the Minister of JD, GNCTD, Delhi Sect, I.P.Estate, New Delhi
10. Commissioner, MCD, Town Hall, Delhi
11. Chairperson, New Delhi Municipal Council, Palika Kendra, New Delhi
12. Secretary(LA), Delhi Legislative Assembly Sect, Old Sect, Delhi
13. OSD to Chief Secretary, GNCTD Delhi Sect, I.P.Estate, New Delhi
14. All the Officers of Delhi Urban Shelter Improvement Board
15. Notice Board
16. Guard File

As per
to H. Secy
for noted
file it

11/11/10
11/11/10
11/11/10

11/11/10

11/11/10

Agenda Item No. 5

**Subject: AGENDA FOR AWARD OF WORK OF VARIOUS EWS / SLUM
RELOCATION HOUSES TO BE CONSTRUCTED UNDER BSUP OF JNNURM**

The award of work having value above Rs. 3 crore is approved by the Board as per the terms of present delegation of work.

In order to have more focussed technical evaluation the tenders, a Work Advisory Board (WAB) had recently been constituted by the order of CEO dated 30.1.2012. Constitution of WAB is in line with the best practices followed by CPWD in the process of tendering. The composition of WAB is CEO, DUSIB, Member (Finance), CE-I, CE-II, Comptroller of Accounts, GNCTD and SE-I who is Member Secretary. On the strength of the recommendation of WAB, the following items of work are being brought to the consideration of the Board for its award to the lowest bidder.

Item No. 1: Construction of Low Cost Housing for Urban Poor / Slum Relocation at Savda ghevra Phase-III Delhi comprising of 4060 no. of G+4 houses.

SLSC and CSMC have approved construction of total 7620 EWS houses at Sawdaghevra Phase-III. The houses are to be constructed in G+4 format. The present work is part of the above approved project.

The technical sanctioned amount for the above work is Rs. 182,12,82,600. The time of completion for the above work is 15 months only.

Three agencies had deposited EMD. Out of which two had submitted complete tender forms through e-tendering facility and both were technically qualified by the Technical Evaluation Committee. Financial bid of both the parties were opened.

M/s. Sintex Industries Limited were found to be L-1, the quoted percentage rate for L-1 was 39.99% above. The current cost indexation on DSR-2007 as allowed by CPWD is at 51%. The MRJ prepaid by the technical team as evaluated by the Planning Division is 49.68% above DSR-2007. As per latest instruction dated 24th September, 2011 issued by Department of Finance, GNCTD building works can be awarded at 39% above the DSR 2007 plus 10% as per codal formalities of CPWD manual. In this case the rates of L-1 are 39.99% above DSR 2007 which are well within the permissible limit prescribed by GNCTD and at the same time.

L-1 is not only below the indexed rate approved by CPWD but also much below the MRJ prepared by the office.

On the basis of above fact and on the strength of the recommendation of WAB Board may approve the acceptance of tender in favour of L-1 M/s Sintex Industries Ltd. on their quoted rates @39.99% above the estimated cost put to tender by the competent authority. The contractual amount works out to the tune of Rs. 180,59,36,082/- (Rupees one hundred eighty crore fifty nine lac thirty six thousand and eighty two only).

Item No. 2: Construction of Low Cost Housing for Urban Poor / Slum Relocation at Savda ghevra Phase-III Delhi comprising of 3560 no. of G+4 houses.

SLSC and CSMC have approved construction of total 7620 EWS houses at Savda ghevra Phase-III. The houses are to be constructed in G+4 format. The present work is part of the above approved project.

The technical sanctioned amount for the above work is Rs. 163,28,10,000. The time of completion for the above work is 15 months only.

Three agencies had deposited EMD. Out of which two had submitted complete tender forms through e-tendering facility and both were technically qualified by the Technical Evaluation Committee. Financial bids of both the parties were opened.

M/s. Sintex Industries Limited were found to be L-1, the quoted percentage rate for L-1 was 39.99% above. The current cost indexation on DSR-2007 as allowed by CPWD is at 51%. The MRJ prepaid by the technical team as evaluated by the Planning Division is 49.47% above DSR-2007. As per latest instruction dated 24th September, 2011 issued by Department of Finance, GNCTD, building works can be awarded at 39% above the DSR 2007 plus 10% as per codal formalities of CPWD manual. In this case the rates of L-1 are 39.99% above DSR 2007 which are well within the permissible limit prescribed by GNCTD and at the same time. L-1 is not only below the indexed rate approved by CPWD but also much below the MRJ prepared by the office.

On the basis of above fact and on the strength of the recommendation of WAB Board may approve the acceptance of tender in favour of L-1 M/s Sintex Industries Ltd. on their quoted rates @39.99% above the estimated cost put to tender by the competent authority. The contractual amount works out to the tune of Rs. 161,89,85,468/-.

Item No. 3: Construction of Low Cost Housing for Urban Poor / Slum Relocation at Sector 16-B Dwarka, Phase-II Delhi comprising of 980 no. of G+4 houses.

SLSC and CSMC have approved construction of total 980 EWS houses at Sector 16-B Dwarka, Phase-II. The houses are to be constructed in G+ 4 format.

The technical sanctioned amount for the above work is Rs. 41,45,14,900. The time of completion for the above work is 15 months only.

Nine agencies had participated in the tendering process out of which six had submitted complete tender forms through e-tendering facility and all were technically qualified by the Technical Evaluation Committee. Financial bid of all the parties were opened. M/s. B.C.C. Developers and Promoters Pvt. Ltd. were found to be L-1, the quoted percentage rate for L-1 was 34.90% above.

The site has some existing structures, the L1 agency had not quoted for the salvage value of the material likely to be recovered therefore, in pursuance to the recommendation of the Chief Engineer, a letter to reduce the quoted rate by the amount of reserved price of salvage value of the material was issued to the L-1 by the Executive Engineer on 15.2.2012. This decision was also ratified by WAB in its meeting during the day. A reply of the L-1 agency has been received on 20.02.2012 wherein the L-1 agency has clarified that effect of salvage value of serviceable material has already been considered while quoting the best rate at the time of submission of financial bid. Therefore, the L-1 party has refused to reduce the rate any further.

The current cost indexation on DSR-2007 as allowed by CPWD is at 51%. The MRJ prepaid by the technical team as evaluated by the Planning Division is 51.54% above DSR-2007. As per latest instruction of Delhi Government dated 24th September, 2011 building works can be awarded at 39% above the DSR 2007 plus 10% as per codal formalities of CPWD manual. In this case the rates of L-1 are 34.90% above DSR 2007 which are well within the permissible limit.

On the basis of the above facts and on the strength of the recommendation of WAB the Board may consider to approve acceptance of tender in favour of L-1 M/s. B.C.C. Developers and Promoters Pvt. Ltd. on their quoted rates @34.90% above the estimated cost put to tender by the competent authority. The contractual amount works out to the tune of Rs. 39,88,64,036/-

Item No. 4: Construction of Low Cost Housing for Urban Poor / Slum Relocation at A-3, Sultanpuri, Delhi comprising of 1180 no. of G+4 houses.

The directions issued by the Work Advisory Board are yet to be complied at the time of finalisation of agenda items. Proposal for approval of the project shall be brought for consideration of the BOARD in due course.

Item No. 5: Construction of Low Cost Housing for Urban Poor / Slum Relocation at Pocket-II Bhalswa, Jahangirpuri, Delhi comprising of 3400 no. of G+4 houses.

Chief Engineer informed the WAB that five bidders have participated in the process of tendering. Only three bidders out of the five had qualified the technical evaluation criteria as reported by the technical committee constituted for this purpose.

Financial bid of none of the qualified tender has been opened till date.

A meeting to review the progress of various scheme under BSUP of JNNURM was held on 24.01.12 under the chairmanship of Secretary, Ministry of HUPA. Significant among the decisions in the meeting was to extend the scheme of JNNURM by a period of two years. It was further decided in the meeting that fresh proposals in lieu of surrendered proposals of housing shall be entertained by HUPA. New projects for performing states in lieu of surrender in non-performing states may also be considered for approval. In view of the above broad level directions and decisions of the Min. of HUPA, internal guideline and targets were decided for both the implementing agencies for JNNURM projects in Delhi namely DSIIDC and DUSIB.

The WAB was further apprised of the minutes of the meeting dated 7.2.2012 wherein it was decided that in order to achieve the target of 75,000 new houses in Delhi the work of construction should be spread amongst various agencies in such a manner that dependence upon one particular agency is reduced. In specific terms it was decided that one agency should not be awarded more than 10,000 dwelling units for construction under JNNURM. The cap of 10,000 dwelling units to one agency for construction of EWS/Slum Relocation houses under JNNURM was an appropriate limit in order to reduce the dependence of scheme of housing on performance of one/ few agency/agencies was unanimously agreed by all present in WAB. This issue was discussed by WAB and it was decided that alteration in the NIT condition cannot be made after opening of financial bids. As per the codal formalities for award of the work any change in the tender condition is best dealt by introducing the new condition in the tender and by calling fresh bid from prospective agencies. Accordingly, it was decided that appropriate conditions for derisking the agencies dependence shall be brought in the NIT condition and fresh bid for the project will be called.

Considering the size and practical difficulty in executing such projects it was thought appropriate to extent the time for construction from 15 to 18 months in the fresh NIT. Such extension of time was also considered to be technically necessary because of high ground water table which is only 30 centimetres below the ground level which the unique feature of the site available for execution of the above work. In view of the above it was decided not to open the financial bid for the above work and to retender the work incorporating the above discussed amendments by introducing appropriate terms in NIT.

This agenda item to re-tender is being placed before the Board for its kind information please.

Item No. 6: Construction of Low Cost Housing for Urban Poor / Slum Relocation at Pocket-II Bhalswa, Jahangirpuri, Delhi comprising of 4000 no. of G+4 houses.

Chief Engineer informed the WAB that five bidders have participated in the process of tendering. Only three bidders out of the five had qualified the technical evaluation criteria as reported by the technical committee constituted for this purpose.

Financial bid of none of the qualified tender has been opened till date.

A meeting to review the progress of various schemes under BSUP of JNNURM was held on 24.01.2012 under the chairmanship of Secretary, Ministry of HUPA. Significant among the decisions in the meeting was to extend the scheme of JNNURM by a period of two years. It was further decided in the meeting that fresh proposal in lieu of surrendered proposals of housing shall be entertained by HUPA. New projects for performing states in lieu of surrender in non-performing states may also be considered for approval. In view of the above broad level directions and decisions of the Min. of HUPA, internal guideline and targets were decided for both the implementing agencies for JNNURM projects in Delhi namely DSIIDC and DUSIB.

The WAB was further apprised of the minutes of the meeting dated 7.2.2012 wherein it was decided that in order to achieve the target of 75,000 new houses in Delhi the work of construction should be spread amongst various agencies in such a manner that dependence upon one particular agency is reduced. In specific terms it was decided that one agency should not be awarded more than 10,000 dwelling units for construction under JNNURM. The cap of 10,000 dwelling units to one agency for construction of EWS/Slum Relocation houses under JNNURM was an appropriate limit in order to reduce the dependence of scheme of housing on performance of one/few agency/agencies was unanimously agreed by all present in WAB. This issue was discussed by WAB and it was decided that alteration in the NIT condition cannot be made after opening of financial bids. As per the codal formalities for award of the work any change in the tender condition is best dealt by introducing the new condition in the tender and by calling fresh bid from prospective agencies. Accordingly, it was decided that appropriate conditions for de-risking the agencies dependence shall be brought in the NIT condition and fresh bid for the project will be called.

Considering the size and practical difficulty in executing such projects it was thought appropriate to extent the time for construction from 15 to 18 months in the fresh NIT. Such extension of time was also considered to be technically necessary because of high

ground water table which is only 30 centimetres below the ground level which the unique feature of the site available for execution of the above work. In view of the above it was decided not to open the financial bid for the above work and to retender the work incorporating the above discussed amendments by introducing appropriate terms in NIT.

This agenda item to re-tender is being placed before the Board for its kind information please.

Agenda Item No. 6

Subject:- Delegation of financial powers.

Delhi Govt. has issued Delegation of Financial Powers to Heads of Department and Heads of Offices (compiled upto 31.10.2008) and subsequent delegations of enhanced financial powers to the Principal Secretaries/Secretaries. Govt. of NCT of Delhi issued vide letter dated 23.09.2011. Both the above orders of Delhi Govt. are proposed to be adopted in Delhi Urban Shelter Improvement Board.

1. (i) The delegation of powers for incurring contingent expenditure applicable to Delhi Govt. shall apply to the Board *mutatis mutandis*.

(ii) The powers of the Head of Officer, the Head of Department and the Principal Secretary/Secretary of Administrative Department in financial and administrative matters shall be exercised by the Director(Administration), the Member(Admn.) and the Chief Executive Officers of the Board, respectively. The concurrence of Finance Wing of the Board shall be obtained wherever concurrence of Finance Department is stipulated.

2. In addition to the above, the level of disposal of matters concerning Over Time Allowance, Medical issues, Leave Salary Pension Contribution, Leave Travel Concession, Retirement/Terminal benefits and other official contingencies of DUSIB, shall be as decided by the Chief Executive Officers, DUSIB.

The Board may kindly approve.

Agenda Item No. 7

Subject:- Delegation of powers under relevant sections of DUSIB Act 2010

The sections of DUSIB Act provide for safeguarding the assets and properties of the Board. The sections referred to above vests all the powers with the Board. As it is neither desirable nor feasible to approach the Board for executing routine administrative functions, it is proposed that powers be delegated. With a view to safe guard the properties of the DUSIB from unauthorized construction/encroachment and to take immediate action by the management as well as the respective wings, the delegation of powers under relevant sections of DUSIB Act are proposed to be placed before the Board as under:

1. The Chief Executive Officer shall exercise the powers under sections 14, 16 and 18 of DUSIB Act, 2010 relating to temporary use of vacant site.
2. The following officers of the Board shall, after the approval of the Competent Authority in the Board, sign the contract on behalf of the Board:-
 - a) The Director concerned;
 - b) The Executive Engineer concerned;
3. The officers of the Board shall exercise the powers under sections 36, 37 and 38 of the Act relating to services of notice etc., power to entry and inspection, breaking into building as authorized by the Chief Executive Officers.
4. The officers of the Board shall exercise the powers under sections 41 & 42 of the Act relating to Eviction of un-authorized occupants as authorized by the Chief Executive Officers.
5. The Chief Executive Officers shall exercise the powers under section 48 of the Act relating to sanction for prosecution and trial of offences.
6. As per Section 32 of the DUSIB Act, 'All appointments, notifications, orders, etc. made or issued prior to formation of the Board to continue in force.....' The Sections/Branches of DUSIB are following the policies of DDA regarding mutation, mortgage and resolutions of MCD in respect of transfer of license, charging of license-fee and damages. Now, the power is to be delegated to the officers of the concerned branches as per the provisions under Section 50 of DUSIB Act. In view of the above,

it is desirable that Chief Executive Officer shall be authorized to determine the level of disposal for deciding the routine administrative cases in respect of mutation , property and other related matters.

7. in respect of section 43 of the DUSIB Act, Chief Executive Officers shall be empowered to authorize any official to initiate proceeding for recovery of all kinds of dues as prescribed under this section.

The Board may kindly approve.

Agenda Item No. 8

Subject :- Conversion of lease hold tenure of commercial and mixed land use properties under the management and control of Delhi Urban Shelter Improvement Board (erstwhile Slum & JJ Department) into free hold.

1. The Govt. of India, M/o Urban Development & Poverty Alleviation, Land & Development office, Nirman Bhawan vide circular No. 24(372)2000-CDN dated 24.6.2003 decided to convert the industrial, commercial & mixed land use properties of lease hold tenure of land in Delhi/New Delhi into free hold on the basis of the representations received from the various lease administering authorities and the lessees. The above decision had been circulated vide M/o Urban Development & Poverty Alleviation (Land Division) order No. J20011/12/77,L 11 dated 14.2.92, 25.6.1999 and 26.6.1999. The above scheme of conversion from lease hold covers as under:-

Coverage of the Scheme.

2. The existing scheme of free hold conversion is extended to all built up industrial, commercial and mixed land use also allotted on lease hold basis through auction/tender.

3. It is added here that a resolution had been approved by the "Corporation" in pursuance of GOI order No. 24J(327J) 2000-CDN dated 24.6.2003 regarding conversion of lease hold of commercial and industrial and mixed land use properties under the management of Slum & JJ Deptt. (now DUSIB) into free hold.

4. The conversion charges to be charged are in accordance with the formula decided by the M/o Urban Development.

5. The rates as applicable in DDA in r/o commercial/industrial plots, built up shops and mixed land use has been concurred by C.A. cum F.A (S) and recommended to place the rates so obtained from DDA for conversion charges of commercial and industrial properties from lease hold to free hold.

6. DDA has also issued a brochure containing the terms and conditions for conversion of properties into free hold right. On the same pattern, Department will prepare a brochure containing all the terms & conditions in this regard before launching the scheme.

7. The DUSIB is facing acute financial crunch due to which the DUSIB unable to carry out the development work / maintenance of assets as well as salary to the officers/officials etc. The scheme will generate the revenue for the DUSIB.

8. In view of the position explained above and the fact that Board has been constituted under DUSIB Act, 2010, it is therefore requested to kindly accord the approval for

implementation of the same scheme on the same pattern of DDA and order of GOI. In case of nazul land approval of Competent Authority i.e Hon'ble L.G of GNCT of Delhi will be sought.

Board may kindly approve.

Agenda Item No. 9

Subject : Apportionment of actual cost of flat constructed under submission BSUP of JNNURM amongst the various agencies

1.The Council of ministers, Govt. of NCT of Delhi vide cabinet decision no.1613 dated 3.2.10 approved the 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.

2.The financial assistance pattern was fixed for 25 sq mt of carpet area(32 sq mt of plinth area) flat. The approximate sharing of costs was as follows:

Govt. Of India contribution	=Rs. 1,19,000=00(35.6%)
Beneficiary contribution	= Rs. 60,000=00(18%)
Land owning agency contribution	= Rs. 93,000=00(27.8%)
Delhi govt contribution	= Rs. <u>62,000=00(18.6%)</u>
Total	Rs.3,34,000=00

3.The above was supposed to be illustrative in nature and the actual cost was to be determined on pro-rata basis depending upon the carpet area, cost index, location area and cost of flat.

4.The JNNURM visualises assured central assistance (ACA) of about 50%. However due to certain exclusions the actual assistance come close to 45% of total project cost.

5.In percentage terms the central assistance in the present first phase of construction of 7900 DU's is very less as may be appreciated by above apportionment of cost. The main reason of such low percent of ACA was non inclusion of many of items of expenditure while preparing the DPR. Some illustrative exclusions were the cost of peripheral infrastructure like Electric sub station, grid share charged by NDPL/ BSES, DJB charges and sewerage disposal line outside the housing area, escalation in cost, Service Tax imposed at later stage, and cost of Land.

6.In the DPRs recently approved by SLSC and CSMC, the cost of such peripheral infrastructure has been included. It is also expected that better project management will also result into very low cost overruns. It is therefore expected that the central share will be around 40- 43% of the total cost per DU.

7.If we adopt the above mentioned pro-rata cost sharing ratio for all the projects approved under JNNURM, it would imply higher cost sharing ratio between the state, beneficiary as well as the land owning agencies. There is therefore a distinct need to

modify the same into a more workable formula based on the project wise actual cost of the flat. Modification in the cost sharing formula is also required in view of the insistence of the Department of Finance to stick to the same formula as approved in the case of 7900 DUs which is not appropriate in the case of new projects.

8.As on date 16 housing projects for construction of 64184 flats under the BSUP component of JNNURM have been sanctioned by the ministry of HUPA to be implemented by the Govt. of NCT of Delhi. DSIIDC & DUSIB and DDA are the implementing agencies for the construction of these flats. The carpet area/plinth area of these flats under construction varies from 22.12/27.66 sq.mt. to 28.92/39.74 sq.mt. The cost of construction per unit range from Rs. 2.96 lakhs to 5.63 lakhs. The land cost has also to be added to the cost of the flat. The cost of land per unit varies from rs 14000/- to Rs 45000/- . Further as per the cabinet decision maintenance of flats will be the responsibility of the constructing agency for a minimum period of five years from the date of allotment. Maintenance charges as may be decided will have to 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.

9.Assured Central Assistance in respect of various sanctioned projects is unique and fixed. The Ministry of HUPA, GOI has repeatedly informed that the assured central assistance in respect of JNNURM projects will not be revised . The Land Owning Agencies are also finding it difficult to agree to variable contribution because of approval related issue in their respective organisations. There is therefore, a real need to fix the land owning agency contribution towards the eligible beneficiary.

10.It is proposed to recover a fixed amount from the land owning agency in the following manner.

- a. For the first 7900 flats, we may adhere to the contribution of Rs. 93,000/- as approved by the cabinet. This amount of Rs. 93,000/- is adjustable on pro-rata basis on the actual size of the dwelling unit and cost of the flat.
- b. For the next lot of allotment upto first 15000 flats, the contribution of land owning agency may be fixed at Rs. 1,25,000/- per D.U.
- c. For the remaining houses upto the first 40,000 flats, the rate may be fixed at Rs. 1,50,000/- per D.U.

11.The remaining cost of the flat is proposed to be equally shared between the beneficiary and the state government.

12.The land owning agency and beneficiary contribution are recoverable at the time of actual possession/allotment of flat by DUSIB. However, funds have to be released to the construction agencies to meet their fund requirement towards construction cost.

13.As an interim measure, the state Govt. may like to contribute the above share through non interest bearing revolving fund to the DUSIB as conceptualised in the JNNURM scheme. In the absence of such an arrangement, it will be difficult for DUSIB to pay for the construction cost to the agencies. This was also approved by the Hon'ble Chairperson on 20.07.2011 (copy of the minutes circulated by secy. UD enclosed). This needs implementation

If approved by the Board, the above proposal may be sent to the Department of UD, GNCTD by DUSIB for approval.

Agenda Item No. 10

Sub: Engineering Cadre Management

1. The Delhi Urban Shelter Improvement Board (DUSIB) has been constituted under the Delhi Urban Shelter Improvement Board Act, 2010, which came into force with effect from 1st July, 2010. Under this Act, the erstwhile Slum & JJ Department of MCD has come under the jurisdiction of DUSIB.

2. The Slum & JJ Department was carrying out the functions under the provisions of Slum Area (Improvement & Clearance) Act, 1956. Between 1967 and 1992, the Slum & JJ Department was functioning for some years under DDA and for the remaining under MCD. The Department was part of MCD since September, 1992 till June, 2010.

3. The current constitution of the Engineering Cadre of DUSIB is as under :

S.No. Name of Post	Sanctioned Strength		Existing Strength	
	Civil	Elect.	Civil	Elect.
1 Engineering Member	1	0	0	0
2 Chief Engineer	1	0	1	0
3 Superintending Engineer	5	1	3	1
4 Executive Engineer	20	5	19	3
5 Assistant Engineer	76*	15	76	13
6 Junior Engineer	195	35	67	10

4.*To boost the morale of Engineers, as per cadre review conducted by O&M Department, MCD, 52 additional posts of Asstt. Engineers were created by in-situ upgradation of equal number of posts of Jr. Engineers which will, however, revert back to that of JEs on superannuation or promotion of current incumbents.

5. But there has been no systematic cadre review during the last three decades. Further, the DPC did not function for decades in respect of the Engineering Cadre. Under the Assured Career Promotion Scheme, the officials have been getting next pay scales. Apart from above, 52 additional posts of AEs created by in-situ upgradation, the position in respect of other cadres viz. AE (E), EE (Civil), EE (E), SE(Civil)&SE(E) is the same and there are very little promotional avenues.

6. In January, 2010, the O&M Department of MCD carried out cadre review of erstwhile Slum & JJ Department and recommended creation of the following posts in addition to the existing cadre strength :

1. S.E. (Civil)	2
2. S.E. (Elect.)	1
3. E.E. (Civil)	17
4. E.E. (Elect)	1
5. Dy. Director (Hort.)	1
6. A. E. (Civil)	52
7. A.E. (Elect)	5
8. A.D. (Hort.)	1
9. SO (Hort.)	3
10. Mali	85
11. Chaudhary	6

7. A perusal of above recommendations of O&M Department, MCD reveals that so far, the recommendations in respect of AE (Civil) have been implemented which were approved by the Board in its last meeting held on 19.12.2011 and the recommendations in respect of AE (E) were to be taken up.

8. Therefore, to boost the morale of engineers as has been approved by the Board in respect of Asstt. Engineer (Civil), we may consider 5 additional post of AE (Elect) by in-situ upgradation of equal number of posts available in the feeder cadre, by assigning current duty charge to the senior-most Jr. Engineers (E) in the feeder cadre as per seniority list subject to vigilance clearance and taking into account all the extant court orders, if any, and reservation parameters stipulated. These posts will revert back on superannuation or promotion of the current incumbents. This proposal, if approved, will not result in any additional financial burden, nor will bestow any seniority benefit out of turn to any of the newly re-designated officers.

Board may kindly approve.

Agenda Item No. 11

Subject : Regarding regularization of compassionate grounds and M/roll employees of DUSIB.

1. This case is regarding regularization of 32 employees who were appointed on compassionate ground basis. These employees were appointed when the department was under the administrative control of MCD.

The policy of compassionate appointment as prescribed by the Govt. of India permits making compassionate appointments to maximum of 5% falling under direct recruitment quota and accruing due to retirement/ death / voluntary retirement / retirement on medical grounds / resignation and new creation of posts of the centralized category post in group 'C or D' posts.

Due to the said restriction of 5%, the dependents of all such deceased municipal employees do not get a job and have to face great hardship in meeting out day to day expenses.

Earlier, the Corporation, vide resolution no. 120 dated 13/08/2007, had resolved to provide as a welfare measures, immediate relief to the widow / next of kin of the deceased regular municipal employees by way of their engagement in the MCD as daily waged employees, in category 'D'(class-IV) and against the sanctioned post only. They shall be eligible for regular appointment on their turn in accordance with the approved policy of the Corporation. Subsequently, MCD in 16/12/2008 decided that instead of making engagement on daily wages basis, one eligible dependent member of the deceased regular municipal employee shall be appointed in class IV post only on contract basis, extendable on year to year basis on having satisfactory work & conduct report maximum for a period of 05 years and wages shall be given to the engaged person as per prevailing minimum wages as permissible under the rules, provided that the family of the deceased has no income at the time of submitting the application.

Based on these policies, the erstwhile S&JJ department, now DUSIB, has, on 15/12/2009, regularized the services of 51 compassionate ground employees on class -IV posts under the orders of Commissioner (MCD) and also appointed 23 employees on contract basis on compassionate ground as per circular dated 16/12/2008 initially for a period of one year

and the tenure of 21 officials out of said 23 was extended for a period of six months vide order dated 30/06/2011 as two officials have been absenting themselves from duties. In addition to these 21 officials appointed in 2010, there are 10 such officials appointed in 2006 and one more now cleared from vigilance, who could not be considered earlier, are to be regularised.

It is pertinent to mention here that it will not be appropriate at all to discontinue their services as all these employees were appointed on compassionate ground on class -IV posts.

It is therefore, proposed that we may adopt the policy of compassionate appointment initially on contract basis, extendable on year to year basis for 5 years, as adopted in MCD, on minimum wages, with subsequent regularisation against vacant Group D posts, after completion of 5 years of service, subject to satisfactory work performance report and vigilance clearance. Regularisation of compassionate ground employees and engagement of fresh employee on compassionate ground, as per the above policy, may be approved.

2. Besides the above, there are some employees appointed by Engineering Department for watch & ward who are working on Muster Roll basis. These employees were appointed on posts like Drivers, Helper, Chowkidar, Mali, Coolie, Supervisors etc. and were appointed during the year 2004 and onwards. As per past practice of the department, the Engineering Department used to regularize their services into Work Charge Establishment. Considering that these employees have been working in the department since long, it is proposed that we may convert the services of such Muster Roll employees into Work Charge Establishment who have completed 5 years continuous service on Muster Roll basis which will be subject to vigilance clearance, satisfactory work performance and fulfilment of educational qualification required for the posts as per R.Rs. Their salaries will be charged to work and not against the regular post. There will be no further appointment on muster roll basis.

Board may kindly approve the above proposals.

**DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVERNMENT OF N.C.T. OF DELHI
PUNERVAS BHAWAN, I. P. ESTATE,
NEW DELHI- 110002**

NO:- D-11/AD(Meeting Cell)/DUSIB/2012

Date 27.02.2012

Sub:- Minutes of Vth Meeting of Delhi Urban Shelter Improvement Board held on 23.02.2012.

Sir/ Madam,

Please find enclosed herewith the minutes of the Vth Meeting of Delhi Urban Shelter Improvement Board held on 23.02.2012 duly approved by Hon'ble Chairperson, DUSIB for kind information and necessary action.

Encl:- As above.

Director (Admin)
27/2/12

Copy to:-

1. Hon'ble Chairperson/Chief Minister, GNCTD for information.
2. Hon'ble Vice Chairman/Minister of Urban Development for information.
3. CEO, DUSIB for information.
4. All Hon'ble Member of Board for information.
5. Chief Secy. , GNCTD for information.
6. Principal Secy. to CM, GNCTD for information.
7. Principal Secy. to UD, GNCTD for information.
8. Joint Secy. to CM , GNCTD for information.
9. Chief Engineer, DUSIB for information and necessary action.
10. All Directors, DUSIB for information and necessary action.
11. All SEs. For information and necessary action.
12. Office copy.

DELHI URBAN SHELTER IMPROVEMENT BOARD
FUNARWAS BHAWAN
1.P. ESTATE NEW DELHI-11001
Email: delhisiber@gmail.com

Minutes of the Sixth Meeting of the Delhi Urban Shelter Improvement Board held on 23rd February, 2012 at 12.00 Noon in the Conference Hall No.2, Level-2 Delhi Secretariat, I.C. Estate, New Delhi

1. List of the participants is enclosed.
2. After welcoming the members and seeking permission from the Chairperson, the CEO, DUSIB made a presentation on the issues and challenges before DUSIB including relocation/rehabilitation of prioritized D Clusters, demand & supply scenario towards achieving the vision of Slum Free Delhi by 2015, strengthening of revenue resources of DUSIB and other important issues in the agenda items listed for the meeting.
3. (A) With regard to the proposal for augmentation of revenue resources for DUSIB, Hon'ble Chairperson again desired that necessary support has to be provided to DUSIB to enable it to meet its establishment expenditure. It was resolved that necessary grant may be provided to DUSIB till it becomes self reliant.

(B) Regarding the proposal for provision of revolving funds in lieu of the loan that has been sanctioned for the housing project, it was decided that Chief Secy., Principal Secy. (Fin) and Secy. (I&D) may resolve the issue early.



4. Decisions on the agenda items.

a) Item No.1 - Confirmation of the Fifth Board meeting and Action Taken Report

The Board confirmed the minutes and action taken report of the Fifth Board meeting held on 19-12-2011.

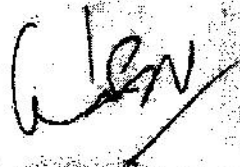
b) Item No.2 - Status Note regarding the relocation/settlement of State-eligible State Employees under INHURM

Resolution: The Board noted the progress with regard to the relocation of Juggies. The Board desired that more Banks should be encouraged to provide loans to the beneficiaries. The Chairperson desired that sufficient transit accommodation should also be constructed to meet requirement of temporary housing.

The members were of the opinion that MCD should include removal of labour lockments as a pre-condition for issuing completion certificates to prevent the such lockments from being to be converted into shops.

c) Item No.3 - Grant of Free Hold/Ownership Right to the allottees/tenants of 49 JJ Resettlement Colonies.

Resolution: The issue was deliberated in detail and it was decided that a Committee consisting of Secy. (UD), CEO(DHSB), CEO(DIB), Principal Secy. to CM under the chairmanship of Chief Secretary, GNCTE may examine all the issues involved including conversion from license to free hold, premium for each category, permission from GOI etc. in order to come up with recommendations which are legally tenable. The committee will give its recommendations within next 15-20 days time.



d) Item No.4 - Delegation of powers over the Management and Allotment of Institutional lands to DUSIB.

Resolution: The Board resolved that the institutional allotment may be restricted to Govt. Departments (especially education and health) and Govt. utilities. DUSIB may decide the rates in this regard in consultation with the Govt.

It was also decided that DUSIB should prepare an inventory of all land under its control. This list should be forwarded to D C (Revenue) in all districts in order to protect them from any encroachment.


e) Item No.4 - Awards for award of work of Urban Food/Bham Relocation Houses to be constructed under DDUP of DUSIB.

Resolution: On the recommendations of the Work Advisory Board the following tenders proposals were considered by the Board and resolved as under:

i) Const. of Low cost Housing for Urban Food/Bham Relocation at Savda Ghera Phase-III Delhi Consisting of 4000 No. of G+4 houses.

Approved the acceptance of tender in favour of L-1 M/s Sintex Industries Ltd. On their quoted rates @39.99% above the estimated cost put to tender by the competent authority. The contractual amount works out to the tune of Rs.180, 59, 36,882/- (Rs. One hundred eighty crore fifty nine lac thirty six thousand eighty two only).

ii) Const. of Low cost Housing for Urban Food/Bham Relocation at Savda Ghera Phase-III Delhi Consisting of 3560 No. of G+4 houses.



Approved the acceptance of tender in favour of L-1 M/s Suresh Industries Ltd. on their quoted rates @ 19.59% above the estimated cost put to tender by the competent authority. The contractual amount works out to the tune of Rs.161, 89, 25,462/- (Rs. One hundred sixty one crore eighty nine lac eighty five thousand four hundred sixty eight only).

iii) Const. of Low cost Housing for Urban Poor/Slum Relocation at Sector 16-B Durga, Chandigarh. Estimated Cost Rs. 99,05,132/- No. of G+4 houses :

Approved the acceptance of tender in favour of L-1 M/s B.C.C. Developers and Engineers Pvt. Ltd. on their quoted rates @ 34.90% above the estimated cost put to tender by the competent authority. The contractual amount will be to the tune of Rs.99, 99, 05,132/- (Rs. Thirty nine crore ninety eight lac five thousand one hundred thirty two only).

iv) Const. of Low cost Housing for Urban Poor/Slum Relocation at A-3 Bhatnagar, Delhi. Estimated Cost Rs. 51,72,07,502/- No. of G+4 houses :

Approved the acceptance of tender in favour of L-1 M/s Rama Construction Co. on their negotiated rates @ 47.59% above the estimated cost put to tender by the competent authority. The contractual amount works out to the tune of Rs.51, 72, 07,502/- (Rs. fifty one crore seventy two lac seven thousand five hundred two only).

v) Const. of Low cost Housing for Urban Poor/Slum Relocation at Pocket II Durgam, Chandigarh. Estimated Cost Rs. 220,00,000/- No. of G+4 houses :

[Handwritten signature]

It was resolved not to open the financial bid and to re-tender the work incorporating the amendment of construction time from 15-18 months.

Const. of Low cost Houses for Urban Poor/Slum Relocation at Pocket-II Bhalswa, Jahangirnagar, Delhi Comprising of 4000 Nos. of Gated Apartments

It was resolved not to open the financial bid and to re-tender the work incorporating the amendment of construction time from 15-18 months.

f) Item No.6 - Delegation of Financial powers

Resolution: It was resolved to adopt the delegation of financial powers in DUSIB on the same lines as approved in Govt of Delhi. CEO (DUSIB) was authorized to cycle issue regarding delegation of powers at his level.

g) Item No.7 - Delegation of powers under relevant sections of DUSIB Act-2010

Resolution: CEO (DUSIB) was authorized to exercise the power of the Board under relevant sections of DUSIB Act-2010 for its day to day operations.

h) Item No.8 - Conversion of Lease Hold Tenure of Commercial and Mixed Land use properties under the Management and Control of Delhi Urban Shelter Improvement Board (erstwhile Slum & JJ Department) into Free Hold.

Resolution: The Board approved the proposal of conversion of Lease Hold Tenure of Commercial and Mixed Land use properties under the Management and Control of Delhi Urban Shelter Improvement Board (erstwhile Slum & JJ Department) into Free Hold to augment Revenue resource of DUSIB.



D) Item No.9 - Appointments of actual cost of flat constructed under submission BEUP of JNNURM amongst the various agencies.

Resolution : It was resolved that the proposal regarding the revised apportionment of actual cost of flats amongst various agencies be placed before the cabinet through UD Deptt. for approval.

D) Item No.10 - Regularization Cadre Management

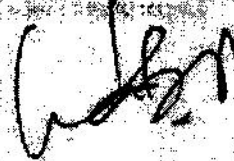
Resolution: The Board resolved to approve the proposal of in-situ-up gradation of 5 posts of JE (B) to AE (B) on the same lines as already approved for the JE (C) in the last Board meeting. The Board also desired that promotion avenues for other levels of officials may be examined.

D) Item No.11 - Regarding regularization of Comptroller's Grounds and Muster Roll Sanction of DUSIB

Resolution: The issue regarding regularization of the compassionate appointees and conversion of Muster Roll in work charge was discussed and it was desired the matter be reviewed at the level of Govt.

Issues raised by the Hon'ble Members:

Sh. Prabhul Singh Sawhney, Hon'ble MLA raised the issue of maintenance of Private Katrias. It was informed that reference in this regard has already been sent to UD Deptt. and a decision in this regard was awaited. It was desired that a meeting may be convened at the level of Minister UD to resolve the issue.



Hon'ble MLA also raised the issue of non utilization of space in Phool Mandi at Mori Gate and also the issue of high license fee of Community Halls.

The Board advised the CEO to look into the concerns of the Hon'ble MLA and review the matter.

Sh. Sarinder Pal Singh (Biteo) Hon'ble MLA raised the issue of maintenance of sewerage in slum areas and also the difficulties faced in getting the building plan approval from MCD for construction of public facilities on smaller plots of land in his area. The Board advised the CEO to look into the concerns of the Hon'ble MLA and review the matter.

The Minutes have the approval of the Chairperson



(G.N.S. Sidhu)

Director (Administration)

Delhi Urban Shelter Improvement Board

2/7/12