



*“Pledged to improve the quality of life of Slum Dwellers”*



# ANNUAL REPORT 2016-17

**Delhi Urban Shelter Improvement Board**  
Punarwas Bhawan, Indraprastha Estate, New Delhi – 110002





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## PREFACE

The Delhi Urban Shelter Improvement Board was constituted on 1 July, 2010 under the provisions of Delhi Urban Shelter Improvement Board Act, 2010, with the mandate to improve the living conditions of the slum dwellers of Delhi.

The Board has expanded its scope of activities to meet the deficit in services to the slum dwellers and also to meet the aspirations of the poor people. The DUSIB as the nodal agency has taken steps to provide shelters to the homeless and has also implanted the projects under Jawaharlal Nehru Urban Mission (JNNURM) to construct houses for the slum dwellers. DUSIB has been identified as the nodal department for implementing welfare programme for improving the living conditions of urban homeless in Delhi by providing shelters for homeless.

The Board has also made considerable progress in finalizing Slum Rehabilitation and Relocation Policy for the dwellers of JJ bastis in Delhi.

I am glad and feel proud to present this Annual Report of the Board for the year 2016-17 as a sincere attempt to present a realistic picture of the board.

**Shurbir Singh**  
Chief Executive Officer

**Shri Satyendar Jain**  
Minister of Urban Development/ Vice Chairman, DUSIB





## CHAPTER: 1

### Executive Summary

DUSIB is a statutory body under Delhi Government which has been given the primary mandate of improving the quality of life of jhuggi jhompri / Slum dwellers and their rehabilitation / redevelopment. It is also responsible for structural Improvement of DUSIB Katras properties and for provision of common facilities in private katras located at walled city and its extension commonly known as “Notified Slum Katras”. DUSIB is a nodal agency for providing shelter to shelterless population.

Rehabilitation / redevelopment of J.J. dwellers is the most challenging task assigned to DUSIB as the J.J. dwellers are reluctant to move at places, which are we mostly located at the periphery of Delhi because it disturbs their economic means and way of life. Hence, the emphasises is on in-situ redevelopment of J.J. dwellers. DUSIB has relocated 628 slum dwellers from various J.J. Bastis during the year 2016-17 and has formulated three Pilot Projects for In-Situ Redevelopment of J.J. Bastis on its own land pockets located at Sultan Puri, Sangam Park & Tagore Garden.

DUSIB has maintained 269 Night shelters having the capacity to shelter 22309 homeless people during 2016-17. To upgrade the skill of homeless, DUSIB has taken initiative to open skill centres in identified 10 shelters for imparting training in different skills like sewing operator, beauty culture, plumbing, basic electrical work and Asstt. Cook etc. with the help of Deptt. of Training & Technical Education of Govt. of NCT of Delhi. About 250 persons were covered under this programme. 04 Night Shelters have been converted for use as drug de-addiction shelters and 03 Mohalla Clinics were opened in Night Shelters to provide medical treatment to homeless. In addition to this 216 Bio-digester toilets have been provided in 80 Night Shelters. To provide warm water to shelterless during winter season, 22 water heaters (Geysers) have been provided. On experiment basis, for a short period from December 2016 to March, 2017, food has been provided to about 4000 homeless staying in 49 Night Shelters at 10 locations. No. of facilities have been upgraded in the Night shelters for decent / comfort living.

To improve the environment of J.J. bastis, DUSIB is providing the facility of upgrading the Pathways and open surface drains, Jan Suidha Complexes, Basti Vikas Kendras & Shishu Vatikas etc. 52 J.J. bastis were selected for converting them into Adarsh Bastis (Model Bastis) with all basic amenities in collaboration with other concerned agencies



and to make them green, 12 new Shishu Vatikas (SVs) were constructed in 2016-17 and 23 existing Shishu Vatikas were renovated during this year.

Another important task undertaken by DUSIB is to make Delhi Open Defecation Free City by providing community toilets in JJ Bastis. In the current financial year, 2179 new WC seats were provided whereas 2800 WC seats were renovated. DUSIB has introduced portable rickshaw toilets particularly for those locations where there is no sewerage & water facility. 170 Rickshaw Toilets were provided during 2016-17.

DUSIB is providing space to NGO / Voluntary Organizations / Govt. Agencies for organizing Community Development Programmes in the field of Health, Education, and Vocational Training etc. for the benefit of J.J. / Slum dwellers. 03 new Basti Vikas Kendras (BVKs), two Additional Floors on existing BVKs & one Additional Hall were constructed during 2016-17.

For katra dwellers residing in walled city & its extension, DUSIB is providing structural repair of properties and common facilities like sewer lines, Ready Mix Concrete (RMC), Open Surface Drain (OSD), toilets, etc. This facility was extended in 08 private katras and 12 DUSIB katras.

Renovation work was completed in 21 staff quarters and 602 slum tenements whereas construction of working women hostel at Jhilmil remained in progress.

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## CHAPTER: 2

### Organisational Structure

The DUSIB Board is apex decision making authority. The Hon'ble Chief Minister of Delhi is the ex-officio chairperson and Hon'ble Minister of Urban Development, Delhi is the ex-officio Vice Chairperson of the Board. The Board also includes five full time members, two subject experts as members nominated by GNCTD and 12 number of Ex-officio members. The composition of Board during 2016-17 was as follows:-

S.No	Name	Designation
1	Shri. Arvind Kejriwal, Hon'ble CM of Delhi	Chair Person
2	Shri Satyender Jain, Minister Urban Development	Vice Chairperson
3	Shri V.K.Jain, IAS	Chief Executive Officer
4	Shri Sahi Ram	MLA, Tughlakabad (AC No 52)
5	Shri Akhilesh Pati Tripathi	MLA Model Town (AC No 18)
6	Shri Hazari Lal Chauhan	MLA Patel Nagar (AC No 24)
7	Shri Ram Kishan Bansiwala, Shri Azad Singh, Municipal Councillor	North Delhi Municipal Corporation (Ward No 5,30)
8	Shri Chander Prakash, Shri Radhey Shyam, Municipal Councillor	South Delhi Municipal Corporation (Ward No 195, 165)
9	Shri Sunil Kumar Jha, Municipal Councillor	East Delhi Municipal Corporation (Ward No 242 )
10	Shri Arun Goel, IAS Shri Udai Pratap Singh, IAS	Vice Chairman, DDA
11	Shri Ramesh Negi, IAS Shri Janak Digal, IAS	Pr. Secretary (Urban Development)
12	Shri Keshav Chandra, IAS	CEO, DJB
13	Shri Naresh Kumar, IAS	Chairperson NDMC
14	Shri Pankaj Asthana, IAS	Member (Administration / Finance)



Delhi Urban Shelter Improvement Board

15	Shri M.K.Tyagi,	Member (Engineering)
16	Shri Ravi Dadhich, DANICS	Member (Power) (Admin/Finace)
17		Secretary In-charge of concerned department of GNCTD
18	Shri Anand Mohan Shri Dharmendra	Representative of Ministry of Urban Development, GOI
19	Shri Bipin Kumar Rai	Expert of Urban Planning & Urban Matters (Non-Official)
20	Shri A.K.Gupta	Expert of Urban Planning & Urban Matters (Non-Official)

The Chief Executive officer is a full time member and he is responsible for the day to day administration as well as for implementing the decisions taken at the Board meetings. The CEO is assisted by Member (Administration), Member (Finance), Member (Engineering) and Member (Power). Besides, two subject experts have also been nominated by Delhi Government as non- official members for assisting the CEO, DUSIB in implementing the decisions taken at the Board meeting.

For functional reasons, DUSIB is divided into three wings namely Administration Wing, Finance wing and Engineering wing. Further these wings are divided into various branches for administrative convenience.

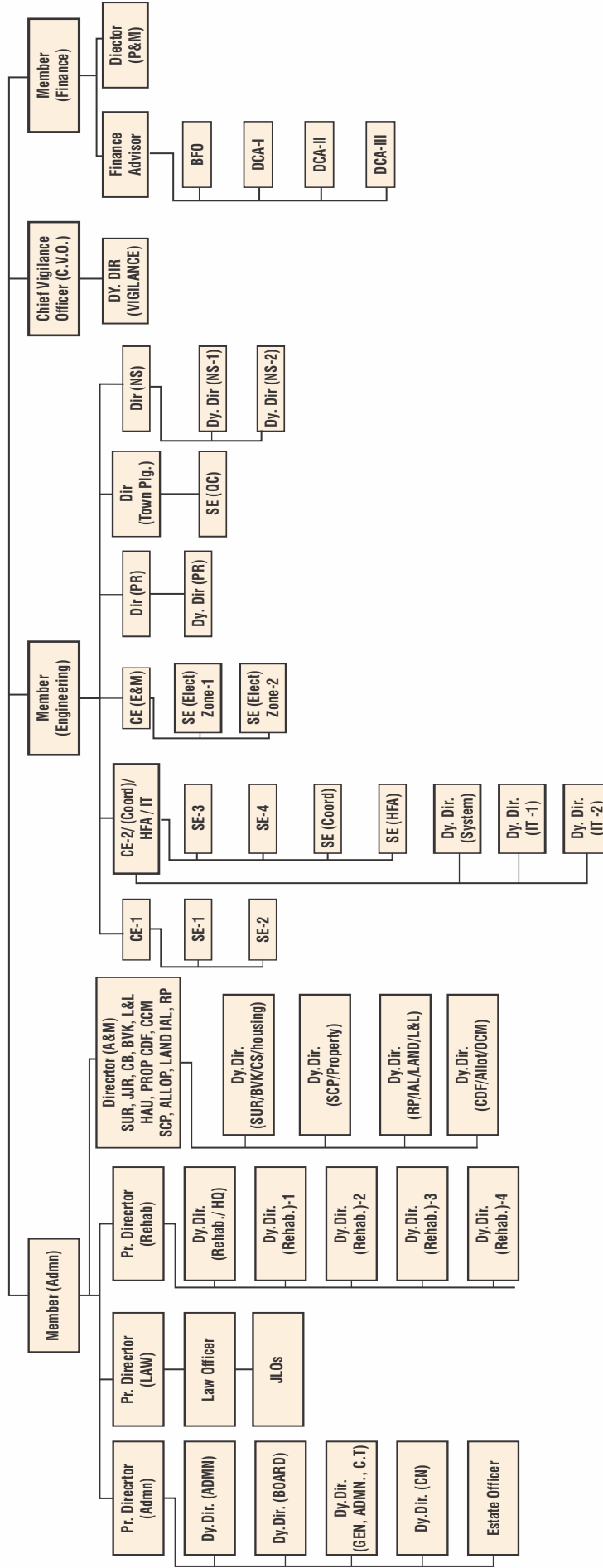
The Member (Administration) is the head of the Administration wing. The Administration wing is divided into Admin Branch, Vigilance Branch, Caretaking Branch, Law Branch, Rehabilitation Branch, Assets Management Branch etc.,. Each branch is headed by a Director level officer. The Administration Branch is looking after the establishment matters of employees of DUSIB. The caretaking Branch is providing the caretaking services, maintenance of office building etc., the Rehabilitation branch is responsible for Slum Rehabilitation in built up flats. The Assets Management Branch is responsible for management of properties allotted for Residential, Commercial, Institutional and other purposes.

The Member (Finance) is the head of the Finance wing. The Finance wing is divided into two wings namely Finance and Planning & Monitoring.

The Member (Engineering) is the head of the Engineering wing. The Engineering wing is divided into Civil Branch and Electrical & Mechanical Branch. The Civil branch is responsible for construction of new buildings, renovation of existing buildings as well as for carrying out the maintenance work regularly. The Electrical and Mechanical Branch provides support function to Engineering wing and also provides technical support for mobile toilets vans.

# Chief Executive Officer C.E.O.

## Delhi Urban Shelter Improvement Board ORGANISATION CHART





## CHAPTER: 3

### Engineering Wing

The Member (Engineering) is the head of the Engineering wing. The Engineering wing is divided into Civil Branch and Electrical & Mechanical Branch. The Civil branch is responsible for construction of new buildings, renovation of existing buildings as well as for carrying out the maintenance work regularly. The Electrical and Mechanical Branch looks after Electrical work and maintenance and Mobile Toilet Vans.

The major activities of Engineering wing are as follows:-

#### 3.1 Construction and Maintenance of Night Shelters for homeless people of Delhi

Delhi being Mega City attracts people from neighbouring states for gainful employment in informal sector. With the growth of Delhi the requirement of casual labours, drivers, artisans, hawkers, rickshaw, pullers maids, servants etc has increased manifold and Delhi has the capacity to absorb them. However in the absence of affordable houses, large numbers of migrants are forced to squat on vacant lands and some are even forced to sleep under the sky on footpaths, roadside, parks, bus stops, railway stations etc. After food, shelter is another basic necessity of human beings. For these homeless people DUSIB is the nodal agency for providing the facility of Night Shelters with basic amenities.

During 2016-17, DUSIB operated and managed 269 shelters, comprising 83 shelters in permanent buildings and 116 in porta cabins, and 68 tents and 2 subways to be used as shelters during winters. The total capacity was enhanced to 22309 during 2016-17. Each night shelter is equipped with sufficient numbers of blankets, durries, jute mats, drinking water facility, first aid, electricity and emergency lights, toilets with Bio-digester / dustbins etc. A new concept of Mobile Rickshaw toilet have been brought into operation for use by homeless occupying tents, where sewer facility is not available A 24 hours Control Room is established during winters every year at Punarvas Bhawan, I.P.Estate, New Delhi-110002, to receive complaints / information about homeless people and also for receipt of donations from public. The Control Room which operates 24X7 and can be contacted on Helpline Numbers: 23378789 (Landline), 8527898295 & 8527898296 (Mobile numbers) and at E-mail: [dusibnightshelters@gmail.com](mailto:dusibnightshelters@gmail.com). Night Shelter Complaint Management System to track & redress the complaints is being used.

In addition, DUSIB has also designed an android Mobile Application (App) to track and rescue homeless people in Delhi. The App can be downloaded from Google Play Store. During 2016-17, 18 rescue teams have been put into service to rescue homeless people sleeping on roadside pavements.

### New Initiatives

(i) Recovery Shelter:

One recovery shelter was inaugurated by Hon'ble Chief Minister at Sarai Kale Khan during 2016-17 for the recovery of homeless under medical treatment. The recovery shelter has been opened in tent and has a facility of 50 beds for use by sick homeless people. The shelter is equipped with all basic facilities including drinking water, toilets, folding cots with mattresses and blankets, chair, table and box for storing valuables.

(ii) Mohalla Clinics in shelters:

A Mohalla clinic was also inaugurated by Hon'ble Chief Minister at Sarai Kale Khan to provide medical facilities to the sick homeless under treatment as well as for others also. In addition to that 2 more mohalla clinics, one at Dandi Park and another at Shakur Basti have also been opened in night shelter complex premises, during 2016-17, to provide medical facilities to the homeless people and others in the nearby areas. These Mohalla Clinics are located in the shelter premises and have been opened with the help of Health Department.

Permanent Night Shelter at Kotla Mubarakpur



Permanent Night Shelter at Rohini.



Inside view of Permanent Night Shelter at Rohini



Sheler in tent



Recovery Centres at Sarai Kale Khan in December, 2016





## Inauguration ceremony of Night Shelters



### (III) Subways as Shelters: (2016-17)

2 subways, one at AIIMS and another at Punjabi Bagh were made operational as shelters for use during winter. The total capacity of these 2 sub way shelters was about 2000. These shelters have also been provided with all basic facilities.

### (iv) Drug de-addiction centres

4 shelters have been converted for use as drug de-addiction shelters and are being managed by NGO SPYM having expertise in this field. These shelters are located at Parada Bagh (for women), Delhi Gate (for children), Kotla Mubarak Pur (for men), and Dakshin Puri (for men).

### (v) Skill Development Centres

1. With a view to equip the homeless people with appropriate skills to enable them to access better livelihood opportunities and to bring them in the main stream of

society, DUSIB has taken the initiative to open skill centres for these people. DUSIB has identified 10 shelters for imparting training in different skills to homeless, under 'Teacher Educational Community outreach Scheme' (TECOS), implemented by Department of Training and Technical Education (TTE) of Govt. of NCT of Delhi. These skill development centres were inaugurated by Hon'ble Lieutenant Governor and Hon'ble Chief Minister of Delhi on 10th January 2017.

- The tabular statement below gives location and agency wise details of trades in which training is being imparted.

S.No.	Agency	Location of Night Shelter	Skill Activity	No. of Trainee
1	SPYM	Raja Garden	Basic Sewing Operator	25
2.		Parda Bagh	Beauty Culture	25
3.		Sarai Kale Khan	Basic Sewing Operator	25
4.		Fateh Puri	Plumbing	25
5.	Prayas	Chabi Ganj	Plumbing	25
6.		Yamuna Bazar	Basic Electrical	25
7.	Mahilaya Pragati Ki Aur	Tilak Nagar	Basic Electrical	25
8.	AAA	Regar Pura Karol Bagh	Asstt. Cook	25
9.		A-Block Motia Khan	Basic Electrical	25
10		Multani Dhanda	Plumbing	25
	<b>Total</b>			<b>250</b>

- The skill development programme is a tripartite arrangement between DUSIB, Directorate of Training and Technical Education and Shelter Management agencies.
  - DUSIB is providing logistics in the form of space and other infra structural support.
  - DTTE provides financial and technical support for the cost of equipments and cost of running training including salary of faculty. ITIs provide technical support like course curriculum etc. and monitor the progress of the course.
  - Shelter Management Agency is responsible for smooth operation of the course. They also mobilise and select trainee and also employ trained faculty for imparting training.
- Special features of the programme:
  - The programme is for homeless people.
  - It is free of cost and no payment is received from trainee.

- Selection of trainee is on first come first serve basis. Notice inviting people to join courses are displayed by NGOs.
- Initially one batch is planned. Depending upon the demand more batches can be introduced.
- A mother ITI has been assigned to each center which monitors the performance of the course.
- At the end of the course, successful candidates are given a Certificate of achievement. In addition, they are also given tool kit worth Rs. 1000/-.

#### 5. Providing food to homeless:

During 2016-17, considering the acute problems being faced by homeless due to cash crunch and severe winters and on the directions of Hon'ble Chief Minister, lunch and dinner were provided to homeless people at 10 locations viz. Geeta Ghat, Yamuna Pushta, Dandi Park, Jama Masjid, Sarai Kale Khan, Nizamuddin Nila Gumbad, Sarai Phoos, Jhandewalan, Kotla Mobarakpur and Fatehpuri. There are 49 Night Shelters with a total capacity of about 4000, located in the above 10 locations. These night shelters are being managed by four agencies viz. SPYM, AAA, PRAYAS and Centre for Equity Studies. The food distribution was initially proposed to be provided for one month from 12.12.2016 and duration was extended for another 2 months up to 11.03.2017. The food is being provided at the Jan Ahaar rates of Rs. 18/- per meal and about 5000 people availed the facility per day at an approximate total cost of about Rs. 1.20 crore.

In addition to food the homeless people in all the shelters have been provided tea and 2 rusks every morning at a cost Rs. 12/- per tea and 2 rusks. This facility was provided during on 16.12.2016 to 31.01.2017.





Deputy Chief Minister, Shri Manish Sisodia and Delhi Urban Development Minister Shri Satyendar Jain launched the initiative of providing free meals per day by serving food to the needy at the Dandi Park shelter in north Delhi.

#### **6. Women safety issues:**

DUSIB has taken several measures to provide safety to women living in night shelters. There are 22 shelters meant for women and all these shelters have been covered with 56 CCTV cameras, in addition to normal basic facilities provided in each shelter. Wherever feasible, these shelters have been protected by erecting a boundary wall. At 14 locations such boundary walls have been provided. Women caretakers are deployed there and doors of these shelters close at 9.00 PM. However, to facilitate late comers, door bell has been provided in each shelter. Separate bathing and toilet facility has been provided for them. After assessing technical feasibilities, 22 bath cubicals have been provided in 12 nos. of women night shelters, where disposal of waste water was available, as bathing facility.

Further, for security of women in shelters matter has been taken up with Commissioner of police and Addl. Commissioner level officer has been appointed as nodal officer for security related issues. In addition one beat office has been set up in the Night Shelter Complex at Bangla Sahib. Regular patrolling by police official is being done to ensure safety of women.

In all the toilet complexes constructed by DUSIB a separate section is earmarked as ladies section wherein sufficient no. of WCs & baths exist for the women of the basti. A separate entry for gents & ladies section exists in the entrance lobby where a caretaker of the toilet complex monitors the functioning of the both sections.

All these toilet complexes are provided with sufficient lighting. Tap water has been provided in all the WCs of women section of Toilet Complexes. 1 extra WC is provided in the Toilet Complexes for Women, wherever feasible, for use during the night hours and physically disabled friendly WC has also been provided in Toilet Complexes.

7. 22 water heaters have also been provided in 22 shelters to provide warm water for homeless occupants.
8. Locker facility is also being provided in shelters for homeless to keep their valuables. 641 lockers already exist and DUSIB has also provided 203 boxes for homeless to store articles and valuables.

During the period under report an expenditure of Rs. 1763.39 lakh has been incurred under this scheme against the release of an amount of Rs. 1500.00 lakh by Delhi

Government. In Physical terms apart from above initiatives the following works were also taken up:-

- (I) Temporary tented night shelter at LNJP Hospital provided whereas construction of temporary Night Shelter at Yamuna Pusta near Nigam Bodh Ghat remained in progress.



*BWWA chief Sudha Joshi inaugurating night shelter at Ram Manohar Lohia Hospital in Delhi.*

- (ii) Renovation and up-gradation of 18 Night Shelters completed whereas work remained in progress in 11 Night Shelters.
- (iii) No. of allied works like construction of boundary wall, A/R & M/O, Horticulture works and works relating to internal electrification etc. completed whereas works relating to construction of partition wall, septic tank, tube well bore and A/R & M/O of Night Shelters remained in progress.
- (iv) 216 Bio-digester toilets have been provided in 80 Night Shelters.

### **3.1 (A) Construction of Night Shelter Under SUH Component of National Urban Livelihood Mission Scheme**

The Ministry of HUPA, Govt. of India has introduced a programme intervention to provide shelter and all other essential services to the poorest of the poor segment of Urban Society to be called scheme for shelter for Urban Homeless (SUH) as a part of NULM.

The main features of the scheme are:

- (i) To provide permanent all - weather 24x7 shelters for the urban homeless.

- (ii) For every 1 lakh population provide one Community Shelter to accommodate about 50 to 100 persons.
- (iii) Minimum space of 5 square meters per person may be provided.
- (iv) The Community Shelters should have all basic common facilities like water, sanitation, electricity, kitchen / cooking space, common recreation space etc.
- (v) SUH is to be constructed at potential sites i.e. close to homeless concentration.
- (vi) To build concrete / durable, weather proof permanent shelters using innovative designs for low cost and energy efficient buildings.
- (vii) To set-up Shelter Management Committee for Operation & Management (O&M) of shelters.
- (viii) Each shelter will be managed by a full time staff comprising of a field officers, a home manager, a resident shelter care taker and a watch person.
- (ix) For construction of SUH Govt. of India would fund 100% of the cost of construction of the shelter.
- (x) For O&M of Shelter Central Govt. would provide 100% cost of O&M for 5 years.
- (xi) To charge nominal amount from homeless users i.e. 1/10 to 1/20 of their income or total exemption for those with no payment capacity.

DUSIB had submitted detailed Project Report for construction of 04 Night Shelters amounting to ₹ 23.44 crore to GNCTD under NULM Scheme. The same is sanctioned / approved by State level Sanctioning Committee.

#### **Toilet facilities in temporary Night Shelters.**



The details of projects are as under:

S.No.	Name / Location of the Shelter	Capacity of the Shelter	Total Project Cost (in Rs)
1.	Service centre, Sector 9, Dwarka	70	4.33 Cr.
2.	Sec.5 Rohini	520	7.75 Cr.
3.	Geeta Colony	310	5.16 Cr.
4.	Ph II, Near Rly Station, Nangloi	225	6.20 Cr.
	<b>Total</b>	<b>1125</b>	<b>23.44 Cr.</b>

Construction of 02 shelter home at Sector 9 Dwarka & Geeta Colony is in progress and construction of remaining two shelters is to be reviewed. Apart from this, the refurbishment of 13 Night Shelters as per guidelines of NULM is in progress.

Night Shelter under Nulm at Geeta Colony



### 3.2 Construction of EWS houses under JNNURM

The Jawaharlal Nehru National Urban Renewal Mission (JNNURM) of Government of India focuses on augmenting economic and social infrastructure of the cities. The sub mission – Basic Services to Urban Poor extends financial assistance to mission cities for shelters, infrastructural services and related basic amenities.

Under JNNURM programme the Government of India has sanctioned 17 projects for Delhi for construction of 52344 Low Cost Houses and provided financial assistance to



Govt. of Delhi for construction of flats of approximately 25 sq. mtrs carpet area. Under this scheme construction of flats was taken up by DUSIB, DSIIDC, DDA and NDMC.

DUSIB has taken up construction of houses at Dwarka, Sultanpuri, Bhalswa - Jahangirpuri and Savda Ghevra for meeting the requirement of flats for slum dwellers who are eligible to be settled. The civic amenities like community open spaces, Park/Garden, Dispensary, Local shopping centre apart from a well-developed Infrastructure network of Roads, Drainage, Water Supply, Electrification, Horticulture etc. shall be provided. Street parking, well planned circulation, electrification and other features shall also be the part of planned scheme. The prime objective of formulating this scheme is to provide not just shelter for the jhuggi dwellers, but, also a healthy and enabling urban environment to help them to come out of their poverty level.

#### **Housing status of DSIIDC and DUSIB under JNNURM**

<b>Housing Status</b>	<b>DSIIDC</b>	<b>DUSIB</b>	<b>TOTAL</b>
Available Stock	17,660	3,064	20,724
Under Construction	16,600	15,020	31,620
<b>TOTAL</b>	<b>34,260</b>	<b>18,084</b>	<b>52,344</b>

The DSIIDC has constructed houses at Narela, Baprola, Bhorgarh and Bawana etc. Initially, the Government of NCT of Delhi has issued orders for relocation of JJ dwellers by allotment of flats out of 7900 flats constructed by DSIIDC at Bawana and Baprola.



### HOUSING PROJECTS OF DUSIB

#### 1. Construction of 288 four storeyed EWS Housing for Slum Dwellers at 16-B, Site No.-III, Dwarka

Plot size	=	0.70 Hectare for sector 16 B (Site II & III)
Cost of Project	=	7.99 crores
Revised Cost of Project	=	10.99 crores
Date of start	=	04.12.2009
Date of completion	=	05.02.2013
Fund received	=	5.19 crores
Expenditure	=	11.42 crores
Constructing Agency	=	M/s Sameer Construction Co
Status	=	Completed



#### 2. Construction of 736 four storeyed EWS Housing for Slum Dwellers at 16-B, Site No.-II, Dwarka

Plot size	-	1.86 Hectare for sector 16 B (Site II & III)
Cost of Project	-	20.46 crores
Revised Cost of Project	-	29.31crores
Date of start	-	07.12.2009
Date of completion	-	20.09.2013
Fund received	-	13.31crores
Expenditure	-	28.45 crores
Constructing Agency	-	M/s Rahlan Construction Co.
Status	-	Completed



### 3. Construction of 980 five storeyed (G+4) Housing for Slum Dwellers at Sec-16B, Phase-II, Dwarka

Plot size	-	2.44 Hectare
Cost of Project	-	50.69 crores
Revised Cost of Project	-	60.71 crores
Date of start	-	10.03.2012
Date of completion	-	31.03.2016
Fund received	-	23.63 crores
Expenditure	-	48.00 crores
Constructing Agency	-	M/s BCC Developers and Promoters
Status	-	Completed

**4. Construction of 1180 five storeyed (G+4) Housing for Slum Dwellers at Site No. A-3, Sultanpuri**

Plot size	-	2.77 Hectare
Cost of Project	-	58.44 Crores
Revised Cost of Project	-	67.85 Crores
Units	-	1060
Date of start	-	10.03.2012
Date of completion	-	31.03.2016
Fund received	-	32.45crores
Expenditure	-	58.00 crores
Constructing Agency	-	M/s Rama Construction Co.
Status	-	Completed

**5. Construction of 7400 five storeyed (G+4) Housing for Slum Dwellers at Bhalaswa Jahangirpuri, pocket-II**

Plot size	-	20.9 Hectare
Cost of Project	-	366.84 crores
Revised Cost of Project	-	459.58 crores
Date of start	-	03.08.2012
Date of completion	-	work in progress
Fund received	-	132.62 crores
Expenditure	-	301.20 crores
Constructing Agency-	M/s Supreme Infrastructure Ltd (3400 units) and M/s NCC Ltd (4000 units).	
Status-	In progress (84% upto March 2017)	

**6. Construction of 7620 DUs (G+4) five storeyed EWS Housing for Slum Dwellers at Savada Ghevra, (phase-3)**

Plot size	-	15.38 Hectare
Cost of Project	-	407.69 crores
Revised Cost of Project	-	441.60 Crores
Date of start	-	09.03.2012
Fund received	-	191.96 crores
Expenditure	-	339.49 crores
Constructing Agency	-	M/s Sintex industries
Status	-	In progress (99% upto March 17)

### Road side Plantation 7620 Nos EWS Housing Savda Ghwera Phase-III



#### HOUSING FOR ALL (PMAY)

- (i) The President of India, in his address to Joint Session of Parliament on 9th June, 2014 had announced “By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access”

“Housing for All” was launched by Central Government as a mission “Housing for All by 2022”, on 25th June 2015, which would address the housing requirement of Urban Poor including slum dwellers. Guidelines for implementation of Housing for all were issued by Ministry of HUPA in July, 2015.

(ii) Beneficiary and criteria for eligibility

A Beneficiary family will comprise husband, wife, unmarried sons and / unmarried daughters. Beneficiary family should not own a pucca house in his/her name or in the name of any family member in any part of India to be eligible to receive central assistance under the mission.

(iii). Programme Verticals/ Components

The Housing for all mission seeks to address the housing requirement of urban poor including slum dwellers through four programme verticals, the relevant vertical is as under:-

Slum rehabilitation (In situ redevelopment) of Slum Dwellers with participation of private developers. The rehabilitation Grant is ₹ 1.00 lakh per house. Land belonging to GOI, State, ULBs or private, where slum colonies exist, may be used as a resource. State Governments and city will provide (if required) FAR/FSI/TDR for making slum redevelopment project financially viable.

**Hon'ble Lt. Governor, Delhi has assigned the task of Slum Rehabilitation under vertical (point 3.1) as mentioned above to Delhi Urban Shelter Improvement Board & DDA jointly.**

For vertical 1 i.e. Slum Rehabilitation both DDA & DUSIB shall be Nodal Agency. DUSIB has already signed Memorandum of Agreement (MOA) on 24.03.2017. DUSIB will undertake rehabilitation of J.J. Basties by using land as a resource and shall claim central assistance of ₹ 1.00 lakh for all of its In-situ Rehabilitation Housing Project as per PMAY guidelines and Rehabilitation Policy of GNCTD. This scheme is linked with In-situ up-gradation Project of DUSIB.

### 3.3 In-Situ Rehabilitation Plan

The objective of the scheme is In-situ Rehabilitation of JJ Dwellers on the same land or in the vicinity within a radius of 5 Kms. or beyond 5 Kms. in exceptional circumstances with the approval of Board in built-up flats with all basic facilities as per Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 approved by Delhi Urban Shelter Improvement Board/Govt. of NCT of Delhi. This scheme is introduced in the year 2016-17.

Delhi Urban Shelter Improvement Board (DUSIB) has been designated as Nodal Agency for rehabilitation/relocation of JJ dwellers by Govt. of NCT of Delhi. Presently, there are 675 JJ Basties on the land of various agencies which are required to be relocated and rehabilitated. Initially, Pilot projects for In-situ

rehabilitation of JJ Basties on DUSIB land is being considered as a new initiative to provide homes to slum dwellers and also as a step towards making city slum free. For this purpose, DUSIB appointed M/s. Ernest & Young as consultant to examine the technical feasibility and financial viability of the proposal.

As per the report of the consultants, the in-situ redevelopment and rehabilitation of JJ Basties in the area of Sultanpuri, Sangam Park, Shyam Nagar and Sikri Bhatta, is technically feasible and financially viable using land as a resource. The work will be taken up on these Pilot Projects at Sultanpuri, Sangam Park and Tagore Garden & 20 JJ Basties having about 4844 jhuggies will be rehabilitated. This model can be replicated in entire Delhi if all Land Owning Agencies cooperate.

### **3.4 Construction of Community Halls and Basti Vikas Kendras (BVKs)**

DUSIB is providing multi-purpose Community Hall complexes in notified Slum areas and relocation colonies and Basti Vikas Kendras in JJ Clusters and in-situ upgraded Slums for organising socio cultural functions by the community. During 2016-17, construction of 03 BVKs at Bihari Colony, Todapur Village, Ambedkar Camp Jhilmil & Shri Ram Camp Dhaula kuan and additional room / Hall at Pt. Bismil Camp, Patpar Ganj & V.P.Singh Camp, Tuglakabad were completed. In addition to this, 02 Addl. floor at Sunlight Colony & Mini Subhash Camp BVKs were completed and 41 BVK / C.Halls were renovated.



### BVK at Rajeev Camp indl area Jhilmil (1)



### BVK block new Seemapuri



### 3.5 Environmental Improvement in Urban Slums - SCSP

Clean and hygienic environment is not only good for health but also refreshes body and soul. Though the responsibility of sanitation in J.J. cluster vests with respective municipalities' corporations, yet DUSIB is contributing towards it by extending the facility of widening & paving of existing lanes for easy movement of J.J. dwellers and constructions of open surface drain (drainage facility) for smooth flow of waste water in J.J. Basties of Delhi. However, certain prescribed facilities are also extended in the notified slums as per the local requirement from the available fund.



There are 675 J.J. Clusters in Delhi. Out of these 52, J.J. Clusters had been identified to convert them as Adarsh Bastis by providing better civic amenities and improve existing infrastructure with close coordination with concerned agencies like Delhi Jal Board, Municipal Corporation, Power distribution companies and they will extend their co-operation to provide facilities in the field of water, electricity, sanitation etc. in J.J. Clusters respectively. Apart from upgrading the civic facilities, even beautification, though on a small scale, will be taken up by creating space for children to play and for the elderly to sit, DUSIB Plans to plant some trees and provide benches and swings. Up-gradation of infrastructure in these basties includes the following:

1. All lanes should be pucca by providing cement concrete paving with proper slope and drains along the lanes with proper slope & disposal.
2. Provision of adequate toilet facilities and maintenance thereof to keep them in good & hygiene condition.
3. Potable water should be made available through taps / public hydrant at proper location with proper disposal of water.
4. Repair & Up-gradation of existing BVKs / SVs, Plantation of trees and Provision of potted plants.
5. Electricity should be made available to each household.
6. Proper disposal of solid waste be ensure to keep the environment neat & clean.
7. Proper cleaning & scavenging of lanes and de-silting of drains should be done regularly.
8. To sensitize the local pradhans and residents of J.J.Basties to keep the surroundings neat and clean.

During 2016-17 an amount of Rs. 1600.83 lakh has been utilised for providing 1,65,000 sq.mtrs. c.c. pavement and 17.9 Kms drains in 123 basties. About 1,50,000 J.J. dwellers were covered under the scheme.

### **3.6 Construction of Pay & Use Jan Suvidha Complexes**

To make Delhi Open Defecation Free DUSIB is providing the facilities of toilet complexes in J.J. Basties to keep the environment clean, and to curb the habit of defecating in open. Depending upon the ground position of the J.J. Bastis different types of toilet facilities like pucca toilet, semi pucca toilet, portable toilet, rickshaw mounted toilets & MTVs are provided by DUSIB. It is observed that most of the children of these bastis defecate on footpaths/roadside which not only create unhygienic condition, foul smell but also causes inconvenience to the pedestrians. Hence, the children are allowed



to avail the facility of JSCs free of cost whereas the adult persons have to pay one rupee for using this facility. The charges are necessary to inculcate the habit of paying something for using the facility.

There are 675 JJ Bastis having 3,06,000 households in Delhi. An action plan has been drawn by DUSIB to construct new toilet blocks in those basties where this facility is not available and to reconstruct, remodel, upgrade the existing JSCs wherever required. These are constructed as per new specification approved by Technical Committee of DUSIB for better quality & life span of Jan Suvidha Complexes.

The national norm under the scheme envisages provision of one W.C. Seat for 20-25 persons and one bath for 20-25 persons (25 per seat for women & 35 per seat for men as per Swachh Bharat Mission Guidelines). It has not been possible to follow these national norms in Delhi due to physical constraints of land. DUSIB is also providing MTV's & pre-fab JSC with in NCTD for religious functions, social gathering, political rallies etc.

During 2016-17, DUSIB has provided 2179 new WC seats whereas 2800 WC seats renovated with improve specification for better O&M. The details are as under:-

S.No.	Type of JSC	New WC seats	Renovation / repair of WC seats
1.	Pucca	1132	2626
2.	Semi Pucca	22	20
3.	Cubicals	118	-
4.	Prefab	645	112
5.	Mobile Toilet Vans	262	42
	<b>Total</b>	<b>2179</b>	<b>2800</b>

In addition to above, 170 new portable rickshaw toilets containing 170 WC seats were provided where there is no water & sewerage facility. These toilets will use chemical technology to recycle the waste for flushing and also sludge will be collected and discharged in nearby sewerage system after 30 to 80 uses.

DUSIB is also providing the facility of Mobile Toilet Vans for various Religious / National / Social functions. The charges are as under:

1. To & fro charges @ Rs. 3200.00 (one time)
2. Rent per day @ Rs. 500.00 (as per requirement)
3. Installation charges @ Rs. 200/-(one time)

### JJ Basti Shanker Garden, B-Block Vikashpuri



## 28 Seater-Toilet Complex



### JSK Block -6,7 & 8 Trilokpuri



### 100 Seater JSC at Rani Garden Shashtri Nagar





## SWACHH BHARAT MISSION (SBM)

Swachh Bharat Mission was launched on 2nd October 2014 to make India a clean India. Guidelines for implementing (SBM) were issued by Ministry of Urban Development in December, 2014. During current financial year 2016-17 Govt. of NCT of Delhi has assigned the task of construction of community toilet to DUSIB with following norms:

- One toilet seat for 35 men;
- One toilet seat for 25 women
- Adequate bathing facilities

As per guidelines, the tentative basic cost for community toilets is ₹ 98,000/- per seat. However, the cost per seat would vary depending upon the construction material, quality of construction, type of treatment technology adopted and O&M for specified period etc. The contribution from GOI is only ₹ 39,200/- per seat for community toilet under SBM.

DUSIB is planning to construct more than 10000 WC seats during 2017-18, The share of GOI of ₹.39,200 per seat shall be utilized for construction of these toilets whereas the balance amount shall be met from the Plan Scheme of 'Pay & Use Jan Suvidha Complexes' of GNCTD.

During 2015-16, Govt. of NCT of Delhi had released GIA of ₹. 686.40 lakhs comprising of ₹. 515.00 lakh CSS and ₹. 171.40 lakh as SS in favour of DUSIB and for the annual plan 2016-17 an amount of ₹. 5100.00 lakhs has been approved. The State Share amounting to ₹ 12.00 crores provided by GNCTD on 06.06.2017. Due to which SBM work will be carried out during 2017-18.

### 3.7 Structural Improvement and Rehabilitation of Slum Katras

The main objective of the scheme is to carry out repair work in Katras/ Properties/ Buildings including repairable dangerous properties under the control of DUSIB and improvement of sewerage / drainage system, **D/o common space** / courtyard, providing RMC, OSD, repairing of toilets etc. in private katras.

At present, DUSIB is controlling 2893 properties / Katras located in walled city and its extensions. Since inception of the Scheme, the approach had been to provide repairs for structural safety in those properties which were repairable within certain yardstick and norms for carrying out repair.

During 2016-17, Structural repair and repair of common facilities like sewer lines, RMC, open surface drain, toilets etc. provided in 12 DUSIB & 08 Pvt. Katras were undertaken.

### 3.8 Shishu Vatikas

The main objective of the scheme is to protect open land parcels in J.J.Clusters and to develop the same into Shishu Vatikas. It involves construction of boundary walls of the height of 1.5 m with grills, wherever possible and necessary and provision of play equipments like Sea-saw, revolving platforms, swings, Bridge, Slides etc.

During 2016-17, at following locations the works relating to construction of 12 Shishu Vaticas were completed:

- (1) Bhim Basti Jauna Pur C Block
- (2) Bapu Camp Mandi Pahari
- (3) Kusumpur Pahari
- (4) Block 1,2,3 Trilokpuri
- (5) Road No. 26 Badli More
- (6) 02 Shishu Vaticas Jahangirpuri 'EE' Block
- (7) 02 SVs at BVK complex Moti Lal Nehru Camp completed
- (8) B Block Balmiki Camp, Jhimil colony
- (9) Janta Jeevan Camp OHT Okhla Industrial area Ph-II &
- (10) Indira Gandhi Camp, Hari Nagar Ashram.

#### **Park/Shishu Vatika at JJC Haiderpur (New SV)**



### Park/Shishu Vatika at JJC Haiderpur (New SV)



23 Shishu Vatikas were renovated / upgraded at

- (1) D Block Seemapuri
- (2) 02 SVs K Block Jahangirpuri
- (3) Balmiki Camp near Cremation ground, Begampur
- (4) Karotia Camp Kalkaji
- (5) Deepak Colony, Dilshad Garden
- (6) Indira Camp Begampur
- (7) Manav Kalyan Camp Kalkaji
- (8) Goyla Dairy
- (9) Bhim Basti Jaunapur
- (10) (05)Chuna Bhatti Lakkar Mandi
- (11) Sunlight Colony Seemapuri
- (12) (02)Madhu Vihar Ph-I
- (13) Mazboor Camp Mandawali
- (14) CPJ Block Seelampur
- (15) Shastri Mohalla Shashi Garden
- (16) (02)Balmukand Khund Kalkaji.

Horticulture work were provided in 23 Shishu Vatikas.



### Shishu Vatika at 28, 29 Block Trilokpuri







### 3.9 Infrastructure development including construction and renovation of office buildings and staff quarters

The Scheme envisages construction of office buildings, strengthening / renovation of existing office buildings, construction / repair of staff quarters, repairs of slum tenements and development of commercial projects. Repair and renovation works were completed in 21 staff quarters during 2016-17. Repair and renovation works were also completed in 602 slum tenements. Boundary walls were constructed at twelve locations to protect vacant land of DUSIB. Maintenance and repair work of office building at various locations

viz. Ranjeet Nagar, Maharani Bagh, Raja Garden, Raghubir Nagar, Jawalपुरi, Shakurpur, Punarwas Bhawan & Vikas Kutir, ITO were taken up.

### **3.10 Trans Yamuna Area development**

DUSIB is implementing this Scheme on behalf of Trans Yamuna Area Development Board (TYADB) for the Development of Trans Yamuna Area. Under this Scheme various works like construction of community Halls, Balmiki Chaupals, Shopping Centres, Development of parks, improvement of roads, CC pavements & drains etc are undertaken for provision of infrastructural facilities as per recommendation of Board in various colonies of Trans Yamuna Area. The Construction of Working Girl Hostel at Jhilmil Colony remained in progress (75%) at a project cost of Rs. 373.80 Lakhs.

#### **Working Women Hostel at Jhilmil, Delhi**



### **3.11 Improvement of SC/ST Bastis**

The objective of the scheme is to improve the living conditions in Bastis pre-dominantly habituated by scheduled caste tribes people. DUSIB carries out civil works such as repair of Chaupals, construction of common bathroom & community latrines, repair/relaying of drain & pavements, construction of bituminous roads or C.C flooring on approach roads or kharanjas, repair of SC dharmashalas, etc. as per requirement on behalf of Department of Welfare of SC/ST/OBC/Minorities.

During 2016-17 improvement of lanes by providing RMC & drainage system in the lanes of block at D-7, B-2, C-6 to C-8, D-1, D-2, D-3, D-4, D-5, D-6, F-1 at Sultan Puri

completed, In addition to this re-development / renovation of boundary wall of mini sport complex, internal electrification of chaupals at N Block, Savda Ghevra etc. were taken up.

### 3.12 MLALAD Scheme

Under this scheme, each MLA can suggest small works of capital nature located on Government land and conforming to the general pattern of the programme and projects being implemented by the local bodies/departments of GNCTD. The works are taken up as per MLALADS Guidelines-2011. The following works were taken up during 2016-17 under MLALAD scheme:-

1. Construction of boundary wall, development of open area and installation of tube well bore of Choupal at B-block, New Seema Puri.
2. Providing of M.S Gate and raising/Construction of boundary wall, jogging lanes, shelter place etc for development of park near pkt-II Paschimpuri, Madipur(AL-56 15-16)
3. Development of Public park at DUSIB land near CRPF Camp, Tilak Nagar.
4. Construction of walkway inside Shishu Vatika D Block Khanpur Near Primary School
5. Providing tube well bore & G.I line net work in open space at D Block Khanpur Near Primary School
6. Development of open space D-Block near Primary School Khanpur
7. C/O Pump house in open space at D-Block near Primary School Khanpur
8. Renovation and upgradation of existing akhara at Inderlok.
9. Const. of additional floor over existing providing & Laying bvk at Indira Camp no.2, Vikas Puri
10. Renovation/repairs of common portions in flats at G-Block, Pratap Nagar (Andha Mugal).
11. Development of Horticulture work in Public park at Manohar Nagar adjoining C.R.P.F Camp Tilak Nagar
12. Const. of public toilet at Shaheed Simriti Uddyaan at the back of DDA Flats, B-Block, Vikas Puri
13. Renovation of DJB toilet block at Capital Apartments, Nasirpur(AC-33)
14. P & LCC Pavement and drainage in Gali Tikaram House No.- I-16/44 to I-16/96 Bapa Nagar, in AC-23 Karol Bagh.
15. Providing pumping Head Installation in Open Space at D-Block near Primary School Khan Pur
16. Providing pumping installation in open space at D Block near primary school khan pur.
17. Providing Pumping head installation in open space at D block near primary school khan pur



## CHAPTER: 4

### Rehabilitation Branch

The Rehabilitation branch is headed by Principal Director who is assisted by Deputy Directors, Assistant Directors and ministerial staff. The main function of Rehabilitation branch is to rehabilitate slum dwellers to a built up flat after conducting the survey and eligibility determination by the committee which records biometrics and Aadhaar authentication.

DUSIB is the nodal agency for relocation of JJ dwellers from land pockets required by Land Owning Agencies for implementation of project of public interest and as per various court orders in accordance with Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015.

The Salient features of new Rehabilitation & Relocation policy are as under:

1. The prevalent cut off date of 04.06.2009 as notified in earlier policy of 2013 has been revised to 01.01.2015.
2. The name of JJ dweller must appear in at least one of the voter list of 2012; 2013; 2014 and 2015 (prior to 01.01.2015) and also in the year of survey for the purpose of rehabilitation.
3. The name of JJ dweller must appear in joint biometric /AADHAR based survey conducted by DUSIB and the Land Owning Agency.
4. JJ dweller must possess any one of the 12 documents as a proof of residence issued before 01.01.15 as prescribed in the policy.
5. Focus will be primarily on in-situ rehabilitation. In-situ rehabilitation has been defined as within 5 km. radius from the JJ Basti. However, relocation will be done where in-situ rehabilitation is not possible or in case the land is required for any public project.
6. Beneficiary is required to pay an amount of Rs 1,12,000/ as beneficiary contribution and an additional Rs 30,000/ towards five years maintenance charges. A DUSIB Estate Management Fund will be created for carrying out maintenance for initial five years and thereafter the responsibility of maintenance will be handed over to RWAs.
7. The dwelling unit will be given on lease for a initial period of 10 years; thereafter it will be converted to freehold.

On the directions of Hon'ble High Court of Delhi, the DUSIB Board has also approved a Protocol detailing out the steps to be taken for implementation of rehabilitation policy & relocation / demolition. The details of "Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015" are available on web portal of DUSIB <http://delhishelterboard.in/main/>.

#### 4.1 Survey of J.J. Bastis

During 2016-17, DUSIB along with Land Owning Agency carried out survey of following 31 Jhuggi bastis.

S.No.	Name of JJ Basti	Total No. Unit Surveyed	L.O.A.
1.	NBCC, East Kidwai Nagar	232	NBCC
2.	P-1 Block, Sultanpuri	603	DUSIB Land
3.	HGI Block, Sultanpuri	215	DUSIB Land
4.	Kothi No. 12 Suneheri Bagh.	87	CPWD
5.	Dhobi Ghat No. 10 Minto Road	42	CGHS
6.	Dhobi Ghat No. 7 & 9 Deen Dayal Upadhyay Marg.	62	CPWD
7.	Park Side, Badli	523	DSIIDC, Industries Dept.
8.	Rajeev Camp Aram Bagh	63	CPWD
9.	Noor Nagar Jamia Milia University	87	Jamia Milia Islamia University
10.	I.G. Camp, Taimoor Nagar	1483	Delhi Police
11.	Infront of Ayurvedic Hospital, Haidarpur	92	PWD
12.	Kirbi Place	1766	Defence
13.	Nivedita Kunj	154	SDMC
14.	STD Booth, Shalimar Bagh	73	PWD
15.	Press Road, Old Sectt.	130	CPWD
16.	Kichripuri B/W B Bridge	453	I&FC
17.	Pratap Camp Nehru Nagar	598	L&DO
18.	C-33 Havloc Square Kali Bari Marg.	68	CPWD
19.	5855 NDMC Water Supply Central Room, Kali Bari Marg.	122	RML Hospital
20.	Ramesh Nagar Kirti Nagar	908	SDMC

S.No.	Name of JJ Basti	Total No. Unit Surveyed	L.O.A.
21.	T-Huts on Bangla Sahib Road	05	Jharkhand Govt.
22.	JJ Basti, Nehru Camp Patparganj, (Survey Ph-1)	350	NHAI
23.	J-Block, Jai Bharti Camp East Vinod Nagar	60	NHAI
24.	Rajeev Camp Behind Fire Station, Mandawali on NH-24	74	NHAI
25.	Gyaspur, Nizamuddin on NH-24	08	NHAI
26.	L-Block, Balmiki Marg Dakshinpuri	60	DUSIB Land
27.	Bhai Ram Camp Race Course New Delhi	501	L&DO
28.	Nehru Camp, Patparganj (Survey Ph-2)	194	NHAI
29.	Swami Nagar	168	SDMC
30.	Railway Safety Zone Chander Shekar Azad Colony	1537	Railway Safety Zone
31.	JJ Basti, Parking Side Sarai Kale Kha, Nizamuddin	25	DUSIB Land
	<b>Total</b>	<b>10743</b>	





## 4.2 Eligibility Determination Camp (EDC)

DUSIB has constituted five Eligibility Determination Committees headed by Dy. Directors in Rehabilitation Branch for determining eligibility of J.J. dwellers for allotment of flats under the scheme as per Delhi Slum & JJ Rehabilitation and Relocation Policy-2015. Regular camps of several JJ Basties have been organised for this purpose. Besides, as per direction of the Board de novo survey of 21 JJ Basties has been carried out. During 2016-17, the Eligibility Determination Committees examined the cases of nine J.J. Basties for relocation purpose and out of 679 Jhuggi dwellers who appeared before the Eligibility Committees, 527 J.J. dwellers have been found eligible for allotment of flats. In addition to this 101 beneficiaries of J.J. Cluster Cement Godown Moti Bagh Netaji Nagar that was demolished earlier under Relocation Policy,2013 were also allotted flats at Baprola. The details are as under:-

JJ bastis relocated as per Delhi Slum & JJ Rehabilitation & Relocation Policy-2015.

S. No.	Name of JJ Basti	Date of Relocation	Name of LOA	Surveyed jhuggies	Appeared	Eligible	In-eligible	Name of colony (flat allotted)
1.	Jawahar Camp, Kirti Nagar, Maya Puri	13.07.16	DMRC	150	130	100	30	Baprola
2.	Mahatma Gandhi Camp Road No.77 Punjabi Bagh	21.07.16	DMRC	79	75	55	20	Baprola
3.	Janpath Plot A, New Delhi	15.07.16	Ambedkar Foundation, M.O.Social Welfare, GOI	35	32	30	2	Baprola
4.	JJ Basti Palika Dham	22.09.16	Jharkhand Govt.	5	5	4	1	Baprola
5.	Nehru Camp, Patpar Ganj	09.02.17	NHAI	350	322	294	28	Dwarka
6.	Jai Bharti Camp, J Block, East Vinod Nagar	09.02.17	NHAI	60	54	41	12	Dwarla
7.	Rajiv Camp back side of fire station Mandawali Patparganj	09.02.17	NHAI	74	53	0	53	-
8.	Gyaspur Nizamuddin East Sarai Kale Khan	09.02.17	NHAI	8	8	3	5	Dwarka
			<b>Total</b>	<b>761</b>	<b>679</b>	<b>527</b>	<b>152</b>	

## CHAPTER: 5

### Asset Management Branch

The Asset Management branch is headed by Director who is assisted by Deputy Directors, Assistant Directors and ministerial staff. The main function of Assets Management branch is to manage allotment of residential, commercial, institutional and Govt., allotments.

#### 5.1 Community Halls/Barat Ghar

There are presently 173 community halls all over Delhi. These Community Halls are available in J.J. colonies and in Katras for the multipurpose activities and social functions etc., for the benefits of the residents who belong to Slum colonies, Katras property. Presently, some of the Community Halls are being allotted to Govt. agencies. However, prior to 2010, the Community Halls were also allotted to NGO/ Voluntary Organizations /Society etc. The license fee is @ Rs. 5/- per Sq.ft and Security of minimum Rs. 25,000/- (Refundable) is also taken.

#### 5.2 Basti Vikas Kendras (BVK)

DUSIB is providing the facilities of BVKs in all existing J.J. Clusters. Presently there are 317 BVKs, out of which 29 BVKs are vacant. The BVKs are allotted to NGO/Voluntary Organizations, Govt. organizations for organizing activities in the fields of education, health and skill development etc. without any fee from participants. License fee is charged @ Rs. 2/- per sq.ft. per month and Security amount of minimum Rs. 10,000/- (Refundable) is taken with effect from 01/01/2012 from the allotted NGOs.

The Board in its 17th Meeting held on 28.09.2016 directed DUSIB to explore the possibility of using of vacant BVKs to operate Mohalla Clinic / Poly Clinic so that the vacant BVKs can be optimally utilized and also directed to not allot the BVKs unless a comprehensive view is taken for optimum utilization of the premises.





### 5.3 Allotment of Marriage chunk / Parking Site

DUSIB is allotting its vacant land for the Marriage Chunk / Parking Site on temporary basis through open tender after giving the wide publicity in the reputed newspapers to earn revenue for meeting its non plan expenditure.

### 5.4 Revised JJR Freehold Scheme

The matter of grant of freehold rights in favour of the residents of 45 JJ Resettlement Colonies was earlier considered and approved by the Delhi Cabinet. Thereafter, the Government of NCT of Delhi, with due approval of the Government of India had issued a scheme for grant of freehold status in favour of the occupants of these JJ Resettlement Colonies vide order dated 20-06-2013. As per the above order the premium rates were as under.

S.No	Category	Rate of Premium
1	Allottee / Legal Heir	5% of Circle Rate
2	Purchaser up to 31-03-2007	30% of Circle Rate
3	Purchaser w.e.f. 01-04-2007 onwards	100% of Circle Rate

The scheme received poor response mainly due to higher rate of conversion charges and did not succeed. Accordingly, a modified scheme with revised rates was approved by the DUSIB in its 12th Meeting held on 16.06.2015. The Cabinet approved the Board Resolution vide Cabinet Decision No. 2206 dated 15.09.2015 for providing following conversion charges



S.No	Category	Rate of Premium
1	Allottee / legal heirs of Allottee	Rs. 500/- per sqm.
2	Occupants through sale / purchase of the allotted plots.	Rs. 2000/- per sqm.

The modalities for implementation of above revised scheme are being finalized. The Revised scheme will be implemented after getting formal orders from Govt.

### 5.5 Interest / Penalty waiver scheme

Under the Special Registration Scheme 1985, the then S&JJ Department had allotted 5662 flats. Out of 5662 flats, 2463 flats were allotted on Hire-Purchase Basis. The allottees were required to pay 25% of the cost of the flat at the time of allotment and balance cost of flats in 180 monthly instalments. The rate of interest for delayed payment was 12% for a delay of one month, 24% for two months and 48% for 3 months; over and above the balance payment.

In the 12th Board meeting of DUSIB, Board has decided that the interest on the delay in payment of installments of these flats be reduced from 12% to 7% for a period of three months (from Nov 2015 to Jan 2016) as a onetime measure keeping in view the hardship being faced by these allottees. Those who do not take advantage of this amnesty scheme within period of three months, will again become liable to pay interest @12%. Wide publicity was given for information of the public. Banners were also displayed in the concerned colonies for wide publicity of the scheme. Demand notices were issued to all the defaulters / occupants on hire purchase basis. An amount of Rs. 836.63 lakh (Approx.), as outstanding dues were received during the year 2015-16 whereas in 2016-17 the collection is about Rs. 316.06 lakh (Approx.)

The Board vide Item No. 16/12 accorded approval for extension of Interest / Penalty waiver / Relief Scheme in respect of Special Registration Scheme, 1985 for a further period of five months w.e.f. 01.02.2016 (retrospective) to 30.06.2016 so that the left out allottees / occupants may also avail the benefit under the scheme and DUSIB can recover its outstanding dues. This was further extended to another six months in the 18th Board Meeting of DUSIB held on 06.02.2017.

### 5.6 Restoration of cancelled flats

In its 12th Board meeting, the Board noted that there are about 200 flats which were cancelled due to non-payments and violation of the terms of allotment and decided that all allottees of such cancelled flats be given an opportunity to get them restored on payment of Rs. 5,000/- as 'RESTORATION CHARGES' to bring them at par with all other allottees in order to avail the benefit of AMENSTY SCHEME being proposed.

## CHAPTER: 6

### Finance Branch

The Member (Finance) is the head of the Finance wing and Planning & Monitoring wing. The Finance wing is divided into seven sub wing comprising of HQ (Non-Plan), Plan, Pension, PF, Budget, DES and HAU/Revenue wings.

This chapter basically contains the revenue and expenditure of DUSIB for the year 2016-17 when compared to 2015-16 and various measures undertaken and proposed for increasing the revenue of DUSIB.

1. Delhi Urban Shelter Improvement Board (DUSIB) vide notification no. F.14(18)/LA-2007/Law/227 dated 31.5.2010 read with Notification F. No. 1(7) UD/DUSIB/2010/9736 dated 1.7.2010 came into existence w.e.f. 1st July, 2010. The Board executes schemes/projects for improving the quality of life of Slum & JJ Dwellers through various Plan Schemes of Government of NCT of Delhi/Central Govt.
2. DUSIB is an autonomous body of the Government of NCT of Delhi (GNCTD) which has been given the primary mandate of improving the quality of life of jhuggi-jhopri / Slum dwellers and their rehabilitation/ redevelopment. There are about 675 JJ clusters all over Delhi having 3,06,602 jhuggies.
3. The Budget for the year 2017-18 has been prepared on the basis of the information furnished/collected from various Sections/Divisions/Offices of DUSIB. The salient features thereof are given in the succeeding paragraphs.
4. The Budget of DUSIB for the year 2017-18 includes actual (Receipts & Expenditure) for the year 2016-17 and Budget Estimates for the year 2017-18 for the approval of the Board which is to be forwarded to GNCTD after its approval as per the provisions of Section 24(1) of DUSIB Act, 2010.
5. The revenue receipts of DUSIB at present are inadequate to meet its revenue expenditure. During 2016-17 the total revenue receipts of DUSIB were only Rs. 2,818.66 Lakh (excluding interest i.e. total revenue receipts Rs.5,249.55 Lakh minus Interest Rs.2,430.89 Lakh), while the revenue expenditure was Rs.12,425.58 Lakh. The revenue deficit in 2016-17 was Rs. 9,606.93 Lakh. The revenue deficit i.e.

the gap between revenue receipts and expenditure has been met through financial assistance in the form of Loan from Government of NCT of Delhi and by utilizing Capital Receipts.

6. The sources of revenue for DUSIB as per the receipts of 2016-17 were:-

<b>1</b>	<b>CAPITAL RECEIPTS</b>	<b>Rs. in Lakhs</b>
(i)	<b>DEVELOPMENTS OF PLOTS/PROJECTS</b>	
(a)	Residential	-15.22
(b)	Commercial	0.00
(c)	Institutional	2068.98
(ii)	Liquidation of Tenements	93.08
(iii)	Equated Installment in r/o flat allotted under Spl. Registration Scheme	316.06
(iv)	Liquidation of Stalls/shops under S.C.P	51.92
(v)	Conversion of JJR Plots/Colonies into freehold	13.92
(vi)	Dairy Forms Receipt (Premium)	6.88
(vii)	Allotment of JNNURM Houses under 1985 Special Registration Scheme	0.00
	<b>TOTAL 1</b>	<b>2535.62</b>

<b>2</b>	<b>REVENUE RECEIPTS</b>	<b>Rs. in Lakhs</b>
<b>(A)</b>	<b>RENT RECEIPTS</b>	
(I)	LICENCE FEE	
(a)	Tenements/ /Residential	9.61
(b)	Commercial including SCP & JJR	0.80
(c)	Institutional allotment	338.54
(d)	Properties in the walled city	28.94
(e)	JJR Plots	0.61
(f)	Staff qtrs.	5.43
(g)	Haj Manjil	0.00
(h)	Licencee Fees plus Booking charges from Community Halls	155.99
(i)	Rent from chunks/vacant land	944.81
(ii)	DAMAGES	

(a)	Properties in Walled City & JJR	2.34
(b)	Properties other than in walled city.	4.34
(iii)	GROUND RENT	1145.86
(iv)	Recovery for Water Charges	-0.36
	<b>TOTAL 2 (A)</b>	<b>2636.91</b>

## 2 (B) OTHER RECEIPTS

(i)	Interest	2430.89
(ii)	Night Shelter Receipts	0.00
(iii)	Sale of tender forms	24.91
(iv)	Forfeiture of Earnest Money	22.71
(v)	Maintenance charges of Jan Suvidha Complexes	62.15
(vi)	Cleaning Charges and other misc. receipts	45.90
(vii)	Right to Information Act-2005	0.56
(viii)	Baba Ramdevji Old Cloth Seller Market, Raghubir Nagar, informal sector	25.52
(ix)	Parking Fee	0.00
	<b>TOTAL 2 (B)</b>	<b>2612.64</b>
	<b>TOTAL 2 (A+B)</b>	<b>5249.55</b>

7. The then Chairperson in the 5th Board meeting of DUSIB held on 19.12.2011 had also agreed to assist the organization in its initial years of working by giving Grant-in-aid, mainly for disbursement of salary and allowances.
8. In order to improve the financial position of DUSIB, specific measures are proposed to be taken to enhance the Capital Receipts by way of disposal of residential and commercial plots through auction, allotment of Institutional Land to Directorate of Health Services, DTC and other departments of GNCTD, liquidation of built up shops allotted under Special Component Plan to weaker sections of the society, liquidation of flats constructed under Special Registration Scheme, 1985 and liquidation of JJR plots in 45 resettlement colonies by way of grant of free hold rights. Accordingly, the target of capital receipts amounting to Rs. 24.20 Crore has been fixed in the Budget Estimates 2017-18.
9. The sources of revenue receipts of DUSIB are limited. Revenue Receipts are generated in the form of ground rent and license fee from residential, commercial, institutional properties and BVKs (allotted to NGOs), rent from chunks allotted to

the highest bidders for booking by general public for marriage and social functions, license fee from community halls and recovery of damages from unauthorized occupants of properties in walled city and other properties of DUSIB. Targets of revenue receipts has been fixed at Rs. 2,580.00 Lakh (excluding interest) against the actual revenue receipt of Rs. 2,818.65 Lakh during the year 2016-17 (excluding interest.)

10. Comparison Between Capital & Revenue Receipts For The Financial Year 2016-17 (actual) & For The Financial Year 2017-18 (proposed).

Rs. in Lakhs

Details	Financial year 2016-17 (Actual)	Financial year 2017-18 (Proposed) Budget Estimates
Capital Receipt	2,535.62	2,420.00
Revenue Receipt	5,249.55	5,580.00
<b>Grant from Govt. of Delhi</b>	-	-
<b>Loan from Govt. of Delhi</b>	8,000.00	8,000.00
<b>GIA for Execution of Plan Works</b>	22,900.91	18,930.00

- (i) It is estimated that during 2017-18 there would be a decrease in Capital Receipts by Rs.115.62 Lakh and Revenue Receipts would increase by Rs.330.45 Lakh
- (ii) The Capital Receipts in the Budget Estimates under Development of Plots (a) Residential (b) Commercial have not been factored in due to uncertainty of approval of policy by GNCTD.

11. Comparison Between Capital & Revenue Expenditure For The Financial Year 2016-17 (actual) And 2017-18 (proposed)

Rs. in Lakhs

Details	Financial year 2016-17 (Actual)	Financial year 2017-18 (Proposed) Budget Estimates
Capital Expenditure (Revenue)	21.00	400.00
Revenue Expenditure (Pay & Allowances etc.) (Revenue)	12,151.18	16,572.00
Expenditure on Execution of Plan Works (Capital)	20,338.39	21,575.00



12. A Revenue Expenditure outlay of Rs.16,572.00 Lakh is proposed mainly to meet the expenditure on Pay & Allowances etc. The expected increase in expenditure is due to implementation of the pay and allowances recommended by the Seventh Central Pay Commission and payment of arrears thereof.
13. DUSIB is implementing number of plan schemes to provide basic facilities to JJ dwellers/slum dwellers of notified slum areas. The proposed expenditure on Execution of Plan Works has been kept at Rs. 21,575.00 Lakh. This includes the amount required to complete the on-going works in respect of various State/Central Plan Schemes. Significant activities proposed under plan schemes inter-alia are mentioned below:
  - (i) To maintain the JJ clusters in hygienic condition and to provide clean environment, there is an urgent need to curb the habit of mass defecation in open by JJ dwellers. A massive programme viz. Open Defecation Free city is proposed to be taken up during the year 2017-18. It is proposed to construct new toilet blocks and to upgrade/renovate existing Jan Suvidha Complexes by providing 17846 WC seats in 688 JJ Basties. For this an outlay of Rs. 2,500.00 Lakh is proposed.
  - (ii) DUSIB is constructing multi storied dwelling units for slum dwellers under JNNURM. So far, 3184 flats have been completed. During the year 2017-18 an amount of Rs. 4,000.00 Lakh is proposed.
  - (iii) Under NULM it is proposed to construct four Night Shelters at Dwarka Sector-3, Rohini Sector-5, Geeta Colony and Nangloi Phase-II as decided in the project sanctioning committee for shelter for Urban Homeless. An outlay of Rs. 2,250.00 Lakh to initiate the works is proposed in 2017-18. In addition to above, works relating to refurbishment of existing permanent shelter and operation & management (O&M) of existing shelters (199) will also be undertaken.
14. The statements containing the details of actuals for the year 2016-17 and Budget Estimates for the year 2017-18 are placed below.
15. As stipulated under section 24(1) of the Delhi Urban Shelter Improvement Board Act 2010, the proposals containing Actuals for the financial year 2016-17 and Budget Estimates for the financial year 2017-18 have been prepared and placed before the Board for consideration, adoption and approval.

The statements containing the details of actuals for the year 2016-17 and Budget Estimates for the year 2017-18 are placed below.

**ABSTRACT OF RECEIPT OF DUSIB  
ACTUAL 2016-17 & BUDGET ESTIMATE FOR THE YEAR 2017-18 [REVENUE & CAPITAL]**

S. No.	Head of Account	Actual 2013-14	Actual 2014-15	Actual 2015-16	Budget Estimate 2016-17	Actual 2016-17	Budget Estimate 2017-18
1	2	5	7		6	7	8
	RECEIPT						
1	Capital Receipts	738.54	3260.03	2602.39	18560.00	2535.62	2420.00
2	Revenue Receipts	10279.16	10157.24	9072.81	15289.00	13249.55	13580.00
	<b>TOTAL (1 &amp; 2)</b>	<b>11017.70</b>	<b>13417.27</b>	<b>11675.20</b>	<b>33849.00</b>	<b>15785.17</b>	<b>16000.00</b>
3	Deposit & Advances	4159.60	4066.15	4208.43	4862.00	4956.22	6615.00
4	Deposit works	2267.34	844.83	1977.51	12010.00	4053.61	2825.00
5	Allotment of C/Ofats under MPG/State Infst/JNNURM	3323.08	774.35	479.13	1000.00	5907.63	9400.00
6	Advances	22.03	18.53	17.35	22.00	14.27	30.00
	<b>TOTAL (3 to 6)</b>	<b>9772.05</b>	<b>5703.87</b>	<b>6682.42</b>	<b>17894.00</b>	<b>14931.73</b>	<b>18870.00</b>
	GRANT / SUBSIDIES RECEIPT						
7	Execution of Works out of Govt. Grant	13636.39	14756.25	29542.65	37365.00	22900.51	18930.00
	<b>TOTAL RECEIPT</b>	<b>34426.14</b>	<b>33877.39</b>	<b>47900.28</b>	<b>89108.00</b>	<b>53617.41</b>	<b>53800.00</b>

**ABSTRACT OF EXPENDITURE OF DUSIB  
ACTUAL 2016-17 & BUDGET ESTIMATE FOR THE YEAR 2017-18 [REVENUE & CAPITAL]**

S. No.	Head of Account	Actual 2013-14	Actual 2014-15	Actual 2015-16	Budget Estimate 2016-17	Actual 2016-17	Budget Estimate 2017-18
1	2		9		9	9	10
I	EXPENDITURE						
	Capital Expenditure	228.91	104.38	96.13	725.00	21.05	400.00
II	Revenue Expenditure						
	Pay & Allowances i/c Contingencies	9268.00	10355.04	10879.47	19300.64	12425.58	16582.00
	Less - Departmental charges	305.60	285.82	448.39	450.00	540.43	600.00
	<b>TOTAL II (A to G)</b>	<b>8962.40</b>	<b>10069.23</b>	<b>10431.08</b>	<b>18850.64</b>	<b>11885.15</b>	<b>15982.00</b>
II-H	Revenue Expdr on Maintenance of assets	181.11	326.72	355.10	787.00	266.03	590.00
	<b>TOTAL II (A to H)</b>	<b>9143.50</b>	<b>10395.95</b>	<b>10786.18</b>	<b>19637.64</b>	<b>12151.18</b>	<b>16572.00</b>
III	Deposit & Advances	4530.30	5372.18	5142.36	9015.36	6681.25	10090.00
IV	Deposit works	2273.36	2007.72	1501.31	15930.00	2056.41	5093.00
V	Allotment of C/Oflats under MPG/State Infst/JNNURM	0.00	0.00	0.00	0.00	0.00	0.00
VI	Advances	13.79	14.59	16.78	55.00	0.95	70.00
	<b>TOTAL (III to VI)</b>	<b>6817.45</b>	<b>7394.49</b>	<b>6660.44</b>	<b>25000.36</b>	<b>8738.61</b>	<b>15253.00</b>
	<b>TOTAL EXPENDITURE (I TO VI)</b>	<b>16189.87</b>	<b>17894.82</b>	<b>17542.75</b>	<b>45363.00</b>	<b>20910.84</b>	<b>32225.00</b>
VII	GRANT / SUBSIDIES EXPENDITURE						
	Execution of Works out of Govt. Grant	33802.06	20633.47	27025.43	43745.00	20338.39	21575.00
	<b>TOTAL EXPENDITURE</b>	<b>49991.92</b>	<b>38528.29</b>	<b>44568.18</b>	<b>89108.00</b>	<b>41249.23</b>	<b>53800.00</b>

**DELHI URBAN SHELTER IMPROVEMENT BOARD**  
**ACTUAL FOR 2016-17 & BUDGET ESTIMATE FOR THE YEAR 2017-18**

RECEIPT				EXPENDITURE					
S. No.	Head of A/C	Actual 2016-17	Budget Estimate 2017-18	Remarks	S.No.	Head of A/C	Actual 2016-17	Budget Estimate 2017-18	Remarks
1	Capital Receipt	2535.62	2420.00	The Capital Receipt under Development of Plots (a) Residential (b) Commercial and (v) Liquidation of JJR Plots are dependant upon approval of policy by GNCTD.	I	<b>Capital Expenditure:</b> Non-plan works	21.05	400.00	Protection of vacant land, conversion of free hold right to JJ Dwellers to 45 JJR colonies and Establishment of Computer Cell.
2(a)&(b)	Revenue Receipt	2818.66	2580.00		II(A)	<b>Revenue</b>	12425.58	16582.00	
	Interest	2430.89	3000.00		to (G)	<b>Expenditure:</b> Pay and Allowances			
	Total	<b>5249.55</b>	<b>5580.00</b>			<b>Less :</b>	540.43	600.00	

2(c)	GIA/Loan for Establishment Charges (Non-plan support for Estt. Expenses)	8000.00	8000.00	Grant in Aid/Loan will be required for establishment expenses as the proposed revenue receipt is not sufficient to meet the establishment expenses.	Departmental Charges				
					<b>Net</b>	<b>11885.15</b>	<b>15982.00</b>	==	
					Expenditure on maintenance of Assets. ( non-plan works)	266.03	590.00	==	
					<b>Total Revenue Expenditure II (A to H)</b>	<b>12151.18</b>	<b>16572.00</b>	==	
3	Deposits	4956.22	6615.00		III	6681.25	10090.00	==	
4	Deposit works	4053.61	2825.00		IV	2056.41	5093.00	==	
5	Allotment of Flats under JNNURM (Land owning agencies' share and beneficiaries' share )	5907.63	9400.00	Beneficiary share and land owning agency share.	V	0.00	0.00	==	
6	Recovery of Advances	14.27	30.00		VI	0.95	70.00	==	

7	Execution of Plan Works out of GIA	22900.51	18930.00	GIA receipt from GNCTD for execution of plan works & C/O flats under JNNURM for weaker sections.	VII	Execution of Plan works Expenditure	20338.39	21575.00	Execution of Housing scheme & other Plan schemes funded by GNCTD.
	<b>Total Receipt (1 to 7)</b>	<b>53617.41</b>	<b>53800.00</b>			<b>Total Payments (I to VII)</b>	<b>41249.23</b>	<b>53800.00</b>	
	Opening Balance	9,456.86	-	-	-	-	-	-	
	Short Term Deposit	51,149.10	-	-	-	Short Term Deposit	58,172.63	-	
	Supense Account (Net)	64.76	-	-	-	Closing Balance	14,866.27	-	
	<b>TOTAL</b>	<b>1,14,288.13</b>	-	-	-	<b>TOTAL</b>	<b>1,14,288.13</b>	-	

## CHAPTER: 7

### Board meetings held during 2016-17

The DUSIB Board is the highest decision making body. The DUSIB Board met three times during 2016-17 and took important policy decisions for improving the living conditions of poor and urban slums. The major decisions taken during the Board meetings are:

#### 7.1 Decision taken at the 16th Board Meeting held on 11.04.2016

1. The Board approved modifications in 'Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015'.
2. Draft Protocol to outline steps to be followed prior to, during & after removal of Jhuggis and JJ Basties, was approved.
3. The Board decided rehabilitation / relocation of remaining JJ dwellers of 08 JJ Bastis viz. (i) Cement Godown, Moti Bagh, Netaji Nagar, (ii) G - Point, Gole Market (iii) Bengali Camp, East Kidwai Nagar (iv) Mandir Gali, G-F Block, Karam pura (v) .Shiv Mandir Camp, near Safdarjung Airport (vi) Bharti Nagar Camp, Khan Market (vii) Arjun Dass Camp, East Kidwai Nagar (viii) DDU Marg, pkt - 6 as per Rehabilitation Policy-2010
4. The Board approved the proposal to attach the five Jhuggies, at the backside of Telegraph Place Bangla Sahib Road to (i) JJ Cluster behind Palika Dham & Nicco Hotel Bangla Sahib Road (JJC code 492) or (ii) JJ cluster Diary No. 95, C-31 Block, Kali Bari Marg (JJCT-Huts near P&T Qtrs. JJC Code-489).
5. The Board considered and approved the proposal relating to Rehabilitation/ relocation of JJ dwellers of 23 JJ Bastis out of 32 JJ Bastis whose eligibility has been determined under the policy guidelines of 2013. Following decisions were taken:
  - 5.1 Consequent upon Delhi Slum and JJ Rehabilitation and Relocation policy-2015 coming into being, it has become imperative to conduct a de novo survey and determine eligibility as per Delhi Slum and JJ Rehabilitation and Relocation policy-2015 in respect of all these 23 JJ Bastis, which have not yet been relocated.
  - 5.2 Board's approved the Share of beneficiary and Share of land owning agency in respect of those JJ dwellers who were declared eligible under the old Policy, 2013 and have deposited their share and also those dwellers who will be declared eligible under the Delhi Slum and JJ Rehabilitation and Relocation Policy-2015.

- 5.3 Holding of fresh draw, wherever required (by cancelling the earlier draw).
- 5.4 That those beneficiaries who have already deposited their contribution will not be required to pay as per the Delhi Slum and JJ Rehabilitation and Relocation Policy-2015. However, all such eligible JJ dwellers, who became eligible as per Delhi Slum and JJ Rehabilitation and Relocation Policy-2015 will be asked to deposit their contribution as Rs. 1.12 lakhs.
- 5.5 All the JJ dwellers, including those who were found eligible in the previous survey and have deposited their contribution and also the new eligible surveyed JJ dwellers may be asked to pay Rs 30 thousand on account of maintenance of flats as per Delhi Slum and JJ Rehabilitation and Relocation Policy-2015.
- 5.6 It was also decided that the share of the land owing agency will be charged in accordance with the policy of 2013 @ Rs. 1.5 Lakh per eligible beneficiary, for these 24 JJ Basties.
6. Board accorded approval for 03 Pilot Projects at Tagore Garden, Sultanpuri, Sangam Park for In-situ Rehabilitation of Slums on DUSIB Lands
7. The Board decided that the land measuring 32,555 sq. mtrs. at Sultan Puri Resettlement colony be allotted to the Directorate of Health Services, GNCTD, for the purpose of developing it as hospital, at institutional rate, on lease-hold basis, at the premium amounting to Rs. 24,14,64,279/- (Rs. twenty four crore fourteen lakhs sixty four thousand two hundred and seventy nine) only, on provisional basis, as DDA rates are under revision and ground rent of Rs. 60,36,607/- (Rs sixty lakhs thirty six thousand six hundred and seven) per annum only.
8. The Board accorded approval for allotment of land measuring 2366 sq. mtrs to Delhi Police for construction of Police Station at Khasra No. 176, K Block, JJ Colony Wazirpur at circle rates on lease hold basis.
9. The Board decided to allot land/site measuring 5 mtr x 5 mtr to Mother Dairy at Local Shopping Centre, Block D, JJ Colony Khyala abutting the road opposite D 121-122, JJ Colony Khyala, Vishnu Garden Tilak Nagar on license fee basis @ Rs.2400/-per annum on provisional basis on usual terms and conditions.
10. The Board accorded approval for extension of Interest / Penalty waiver / Relief Scheme in respect of Special Registration Scheme, 1985 for a further period of five months w.e.f. 01.02.2016 (retrospective) to 30.06.2016 so that the left out allottees / occupants may also avail the benefit under the scheme and DUSIB can recover its outstanding dues.



11. The Board considered and approved the proposal for the Recruitment Regulations for the Post of Lower Division Clerk. It was decided to adopt RR for Recruitment/promotion to the post of LDC from Class-IV in DUSIB in consonance with the Recruitment Regulations applicable for the post of LDC in Govt. of Delhi.
12. The Board considered and approved the proposal for engagement of 61 Jr. Engineer (Civil) & 26 Jr. Engineer (Elect.) on Contract Basis @ Rs. 30,000/- per person/month for a period of one year.
13. The Board satisfied the engagement of senior Counsel Sh. Rajeev Sharma in the court case titled Ajay Maken vs. UOI & Ors.(WP(C) 11616/2015). The matter relates to displacement of 5000 persons approximately due to massive demolition drive carried out by Railways in Shakur Basti on 12/12/2015.
14. Appointment of Shri Kamlesh Kumar as Chief Legal Advisor on Contract Basis has approved.
15. Board decided to engage around 300 college students to be attached with each DUSIB survey team of officials by inviting application on DUSIB portal by using web-based application and scrutinizing the same. Students founds suitable be given stipend/honorarium of Rs. 500/- per day and, on successful completion or survey, a certificate of recognition may also be given to them.
16. The Board accorded approval to enhance per capita cost ceiling under plan Scheme of Environment Improvement in Urban Slums (EIUS) from Rs. 800/- to Rs.3112/- for smooth implementation of the scheme for provision of the civic amenities in JJ clusters with power to CEO (DUSIB) to relax this limit on case to case basis.
17. The Board accorded approval to carry out the works under the scheme of 'Structural Improvement of Katra' as per CPWD provisions and approved the revised yardstick of Rs 4200/-per sq.mt with the condition that these yardstick will be increased as per cost index for Delhi approved by CPWD with power to CEO (DUSIB) to relax this limit on case to case basis depending on the requirement of the work.

## **7.2 Decision taken in 17th Board Meeting held on 28.09.2016**

1. The Board accorded approval for the award of work "Const. Of 2 Nos. underground RCC water storage tank of capacity 1500 KL & 1400 KL including construction of pump house and boundary wall under the scheme of construction of 7400 Nos. (G+4) five storied EWS houses under JNNURM for slum dweller Pocket-II, Bhalaswa, Jahangir Puri".



2. The Budget 2015-16 & Budget Estimate for the year 2016-17 approved by the Board.
3. The Board directed DUSIB to explore the possibility of using of vacant BVKs to operate Mohalla Clinic / Poly Clinic so that the vacant BVKs can be optimally utilized and also directed to not allot the BVKs unless a comprehensive view is taken for optimum utilization of the premises.
4. The Board approved appointment of Appellate Authority to decide cases of rehabilitation and relocation of JJ dwellers in accordance with para 3 of the Part B of the Delhi Slum and JJ Rehabilitation & Relocation Policy 2015 for redressal of grievances related to determination of eligibility for allotment of alternate dwelling units for rehabilitation and relocation of JJ dwellers.
5. The Board approved appointment of Sh. Purshotam Pathak (DJS) as Competent Authority in accordance with Section 6(1) of DUSIB Act-2010.
6. The Board extended the services of 12 interns w.e.f. 06.08.2016 to 05.09.2016 for conducting survey of JJ bastis.
7. The Board approved Engagement of 70 Engineering Interns (50 Civil and 20 Electrical) on contract basis.
8. The Board approved appointment of Sh. Bhaskar Sharma, as Media Co-ordinator on contract basis.
9. The Board approved the funds required for additional works for 1024 EWS Flats at Site-II & Site-III, Sector-16B, Dwarka and the methodology of charging maintenance of first year to the DUSIB Estate Management Fund and for subsequent years to the interest from this fund.
10. The Board approved the draft terms and conditions of services of Chief Executive Officer and other full time Members subject to certain modifications.
11. The Board approved disciplinary proceedings case against Sh. Ashok Bhatia, Dy. Director (Retd.), Sh. Y. P. Rawal, Director (Retd.), Smt. Satinder Kaur, Asstt. Director (Retd.), Sh. Hiralal Asstt. Director (Retd.), Sh. S.K. Aggarwal, Asstt. Engineer (Retd.) & imposed penalty of "Cut in pension by 3% (Three percent) for a period of 03 years".

### **7.3 Decision taken in 18th Board Meeting held on 06.02.2017.**

1. Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 was approved by Delhi Urban Shelter Improvement Board in its 16th Board Meeting held on 11.04.2016 and

the same was referred to Hon'ble Lt.Governor, Delhi for his approval. Certain observations were made by Hon'ble Lt. Governor and accordingly the policy is amended particularly Part-A Para 2(a), relating to role of nodal agency and Para 2(v) relating to the 'Relocation in rare cases". Accordingly modified policy (Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 – Guidelines of Delhi was approved by Board.

2. The Board approved the proposal for utilization / disposal of 994 vacant plots lying in various SRS colonies of DUSIB with the direction to retain 100 plots in one or more locations to comply with the court directions as and when received.
3. The proposal for allotment of land measuring 179 sq.mtrs. (1920 sq.fts.) for construction of Barracks for Delhi Police personnel adjacent to the Western Wall of existing Police Station at Ranjit Nagar, New Delhi at circle rates on Lease Hold basis was approved.
4. The Board approved the proposal for attachment of 8 jhuggies of J.J.basti Gyaspur Nizamuddin East, Sarai Kale Khan with the nearby JJ Basti Nehru Camp, Patparganj & Relocation / removal of 74 jhuggies of JJ Basti Rajiv Camp back side of Fire Station Mandawali, Patparganj.
5. Due to demonetization and harsh winter the homeless people were facing very severe problem of livelihood. Hence Chairman DUSIB desired on 11.12.2016 that free meals (Lunch and Dinner) may be provided to the homeless people at selected night shelters having high occupancy and enough space to cater. 10 such locations having 47 Night Shelters with a total capacity of 3,970 were identified. The Board satisfied proposal for providing meals to the homeless people at a rate of Rs. 18/- per meal / person in the selected Night Shelters from 12.12.2016 to 11.03.2017.
6. DUSIB operated 262 Night Shelters having capacity of 21364 in winter season 2016-17 following the last year practice and to attract homeless to take shelter during peak Winter season in Night Shelters it was decided to provide morning tea and rusk at a rate of Rs. 12/- w.e.f. 16.12.2016 to 31.01.2017. The proposal was approved by Board.
7. No of Jhuggi dwellers were affected by massive fire accident occurred at Sadar Bazar on 07.11.2016 and 200 JJ dwellers were affected by demolition of JJ Cluster at Kisan Garh Dadwal Colony on 07.12.2016 The Board decided to write off 600 blankets costing Rs. 3,18,600/- from the stock books of DUSIB under Rule 13(2)(b) of Delegation of Financial Rules, 1978 with schedule 7(Power to write off losses).

8. To improve the living condition in shelter homes, Board approved purchase of requisite material and skill development programme (vocational) in selected 10 Night Shelters.
9. The Board approved in-situ rehabilitation project of constructing houses in vacant land measuring approx. 6000 sqm. available between Sikri Bhatta and Shyam Nagar JJ basties and also approved relocation of JJ Basties Nehru Camp Patparganj and Jai Bharti Camp East Vinod Nagar in EWS houses constructed under JNNURM at site No. 1 Sector 16B, Dwarka as land is required for widening of NH-24.
10. The Board approved procurement of pre-fabricated fully assembled toilet cubicles (2000 units) made with PUF insulated sandwich panels clad with PPGI sheets on both sides with ISI marked vitreous China Orissa pattern wc pan for Jan Suvidha Complexes at different locations (C-5 & C-6) from M/s Lambda Eastern Telecommunication Ltd. @ Rs. 21,200/- per cubicles.
11. The Board satisfied sanitation improvement plan for Aya Nagar based on bio-digester technology developed/approved by DRDO including monitoring, operation and maintenance for 03 years and assigned the work to M/s Arkin Creations Private Ltd. At quoted rates of Rs. 2,09,99,755/-.
12. The Board decided to provide portable / rickshaw mounted toilet cubicles as service facility on end to end basis where no sewage disposal and water is available as per site feasibility. The estimated cost of providing such facility is about Rs. 4500/- per toilet cubicles per month in case of portable toilet (without rickshaw) and Rs. 8000/- per Rickshaw mounted Toilet Cubicles for a lot of minimum ten cubicles. The said facility will be covered under 'Pay & Use Jan Suvidha Complex' Scheme.
13. The Board accorded A/A & E/s amounting to Rs. 82,92,25,700/- for the work Construction of 582 Nos. EWS Houses at Sangam Park under in-situ rehabilitation of Slums in Delhi.
14. The Board approved development / maintenance works at Housing Complex of 3456 Nos.(G+3) four storeyed EWS Flats constructed by DSIIDC at Phase-II, Baprola under JNNURM and construction of Sewage Treatment Plant for treating the waste water of this complex for which funds will be provided by the Government of NCT of Delhi.
15. The Board accorded approval for construction of four new shelters at Sec.3, Ph-III, Dwarka; Geeta Colony; Sec.5, Rohini & Nangloi for urban homeless under National Urban Livelihoods Mission (NULM).

16. The Board accorded approval for providing and laying c.c. pavement and construction of drains in the Punjab Migrants Relief Camp / Basti at Peera Garhi.
17. The Board considered creation of two supernumerary posts of Ex.Engineer (E&M).
18. The Board extended the tenure of Engineering Interns (Civil/Electrical) for another six months or till the engagement of JE (Civil/Electrical) through valid GATE Score.
19. The Board reviewed the decision taken in 16th Board Meeting to carry out the works under the scheme of 'Structural Improvement of Katra' as per CPWD provisions and approved the revised yardstick of Rs 4200/-per sq.mt and decided to execute work on the basis of prevalent DSR rates as per actual of the CPWD Manual for the plan scheme 'Structural Improvement and Rehabilitation of Katras' as decided in the Meeting held under the Chairmanship of Hon'ble Dy. Chief Minister on 30.11.2016.
20. In the 16th Board Meeting the per capita expenditure under the Plan scheme of 'Environmental Improvement of Urban Slums' was enhanced from Rs. 800/- to Rs. 3112/-. The matter was reviewed in the meeting held under the Chairmanship of Hon'ble Dy. Chief Minister on 30.11.2016 and it was decided to execute work on the basis of prevalent DSR rates as per actual of the CPWD Manual for the plan scheme of 'Environmental Improvement of Urban Slums'. The Board accorded approval to this proposal.
21. The Board accorded approval for policy of Medical reimbursement for DUDIB employees.
22. The Board decided special repair of flats allotted to riot victims at N.G.Road, Raghubir Nagar behind Shivaji College.
23. The Board approved Phase-II in-situ rehabilitation of slums project.
24. The Board approved restructuring of Engineering Cadre (Electrical) of DUSIB and created the post of Chief Engineer and one post of Superintending Engineer & Ex. Engineer each. The Board also extended deputation of Member (Engineering) for a period of two years.
25. The Board approved proposal that Delhi Jal Board will provide the drinking water supply through water tankers in the flats constructed under JNNURM for rehabilitation of JJ dwellers, without any charge from DUSIB, till water connection is made available in these complexes.
26. The Board extended Interest Waiver Scheme under 1985, Special Registration Housing Scheme for another 06(Six) months.



## **Delhi Urban Shelter Improvement Board**

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