

OFFICE OF THE CHIEF EXECUTIVE OFFICER
DELHI URBAN SHELTER IMPROVEMENT BOARD
PUNERVAS BHAWAN, I.P. ESTATE,
NEW DELHI-110002 *delhishelter@gmail.com*

No: Meeting Cell/DUSIB/DD(Admn)2015/D-

Dated:

MINUTES OF THE 12th MEETING OF THE BOARD HELD UNDER THE
CHAIRMANSHIP OF HON'BLE CHIEF MINISTER ON 15.06.2015 AT
02.30 P.M. IN THE CONFERENCE HALL NO. 2, DELHI SECRETARIAT, I.P.
ESTATE, NEW DELHI

List of participants is enclosed.

At the outset, CEO, DUSIB welcomed all the participants and briefed about the agenda and sought permission of the Chair to start the meeting. After detailed deliberation on the items contained in the Agenda, already circulated to the members, the following decisions were taken:

Agenda Item No. 12/1

Confirmation of Minutes of the 11th Meeting of the Board

The minutes of the 11th meeting of the Board, held on 10.09.2014, were approved by Secretary, Urban Development, GNCT of Delhi, and were circulated vide letter No. Meeting Cell/DUSIB/DD(Board)2014/D-27 dated 16.09.2014, for kind information of all the Members of the Board. Since no observation/comments were received from any member, the Board approved and confirmed the minutes of 11th meeting.

AGENDA ITEM NO. 12/8

Closure of Special Registration Scheme-1985.

Proposal of DUSIB to close the above mentioned scheme and refund the amount with interest to the applicants was deliberated upon by the Board. Sh S.N. Sahai, Pr Secy (Finance) commented that it will be unfair to close the scheme abruptly as the applicants have been waiting for allotment of flats for almost 30 years and suggested that the housing stock available under JNNURM be considered for allotment to these wait-listed registrants. Mr Sanjeev Kumar, Jt Secretary M/o HUPA, Govt of India, was also of the view that the housing stock constructed under JNNURM, can be considered for allotment to the registrants of the 1985 Registration Scheme. In view of various observations, it was decided by the Board to re-examine the proposal.

AGENDA ITEM NO. 12/9

Allotment of Institutional Land to the Government Department i.e. Delhi Jal Board, Govt. of NCT of Delhi at circle rates on lease basis.

The proposal was debated in detail while considering the views of the CEO, Delhi Jal Board, showing his concern for construction of UGR and also paying the charges for the use of land chunk for the purpose. After deliberation, it was decided that land be allotted to them on 'government -to-government' basis as it is meant for the usage of the population living there.

TABLE AGENDA:


1. Dy Chief Minister/Vice Chairman, DUSIB observed that DUSIB is facing difficulties in rehabilitation of slum clusters. In view of that, he proposed before the Board that :

- (i) The cut-off date for considering the eligibility for rehabilitation may be raised to 14.02.2015;
- (ii) DUSIB should prepare a detailed slum rehabilitation policy/guidelines;
- (iii) Till that time no demolition of JJ clusters should be carried out without prior permission of CEO, DUSIB;
- (iv) DUSIB should come out with an in-situ up-gradation proposal for slum relocation.

CEO, DUSIB was advised to take further necessary action in this regard.

2. Sh Dharamrajan, Member, also gave suggestions for relocation etc. Hon'ble Chairperson advised that he should submit a comprehensive proposal in this regard for consideration of the Board.
3. Shri Sunil Jha, Member desired that the agenda circulated for the meeting, should also be in Hindi.
4. Shri Sahi Ram, Member, desired that size of the existing toilet complexes are not catering to the need of the population of the slum dwellers. He proposed that the existing toilet complexes be made double-storied and maintenance of the same be given to some Agency which is capable to handle the same properly. He was informed that the matter is under discussion with the SULABH INTERNATIONAL for arriving at some decision in this regard.
5. It was also pointed that condition of the night shelters is not up to the mark and need to be reviewed. Hon'ble Vice Chairman, DUSIB desired that all the actions required for smooth running of the night shelters be taken care of so that there may not be any difficulty to the inmates during the coming winter.

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


(V.K. JAIN)
Chief Executive Officer
DUSIB

AGENDA ITEM NO. 13/3DELHI SLUM REHABILITATION AND RELOCATION POLICY, 2015

1. In the 12th Board Meeting held on 15.06.2015, the Board has directed that DUSIB should prepare a detailed Slum Rehabilitation Policy where the cut-off for considering the eligibility for rehabilitation may be raised to 14.02.2015. In the review meeting held on 16.07.2015 under the Chairmanship of Hon'ble Chief Minister, Delhi it was apprised that the Rehabilitation Policy is being modified in accordance with the directions issued in the Board Meeting held on 15.06.2015. The salient features of the proposed new policy are:
 - (i) Cut-off date being revised to 14.02.2015 from 04.06.2009;
 - (ii) Name of Jhuggi-dweller should exist in Voter List of 2015;
 - (iii) Jhuggi dwellers should be in possession of one of the listed documents
2. It was suggested in the Review Meeting held on 16.07.2015 that the component of 'Maintenance' may also be included in the proposed Policy. Hon'ble Chief Minister directed that DUSIB should examine and explore various models of rehabilitation in other cities and suggest rehabilitation model for Delhi.
3. Subsequently, a team comprising Members of Legislative Assembly of Delhi, namely Sh. Ajesh Yadav, MLA, Sh. Sahi Ram Pehalwan, MLA, Sh. Akhilesh Pati Tripathi, MLA, Sh. Kartar Singh, MLA, Ms. Sarita Singh, MLA and officers of DUSIB namely; Sh. V. K. Jain, CEO(DUSIB), Sh. Pankaj Asthana, Member (Admn.), Sh. M. K. Tyagi, Member(Engineer), Sh. Bhupinder Singh, Chief Engineer, Sh. MCT Pareva, Principal Director(Projects), Sh. S. K. Mahajan, SE(Coord.), Sh. Jeet Ram, Director(Town Planning) and Sh. Ashutosh Dutt, Representative of Delhi Dialogue Commission, visited Chandigarh and Mumbai to see the implementation of slum rehabilitation plan in these two cities. In Chandigarh the cut-off date is voter list of 2006 and flats are allotted on rental basis for 20 years. In Mumbai, cut-off date is 1995 and flats are allotted free of cost by adopting PPP model. The Committee after deliberations found that rehabilitation plan of these two cities is not suitable for Delhi.
4. Based on the recommendation of the above Committee and the directions of the Board, a revised Slum Rehabilitation Policy has been drafted by the DUSIB and the same is placed before the Board for consideration and approval. The revised Slum Rehabilitation Policy is attached.

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI

Delhi Slum Rehabilitation and Relocation Policy, 2015

1. This policy is based on the following principles:

- (i) The people living in jhuggis perform critical economic activities in Delhi like drivers, vegetable vendors, maid servants, auto and taxi drivers, etc.
- (ii) In the past, adequate housing was not planned for these people in middle or upper class areas, to which they provide services. As a result, a number of jhuggi clusters mushroomed all over Delhi close to the areas, where they provide services.
- (iii) They have encroached upon the lands on which they live.
- (iv) The decisions of the Hon'ble Supreme Court of India in Chameli Singh vs. State of UP [1996 (2) SCC 549] and in Shantistar Builders vs. N.K. Toitame, [1990 (1) SCC 520] and numerous other judgments have laid down that the right to life is not a right to *mere animal existence* and that the right to housing is a fundamental right. Going further, in Ahmedabad Municipal Corporation vs. Nawab Khan Gulab Khan, [1997 (11) SCC 123], the Supreme Court held that even poverty stricken persons on public lands have a fundamental right to housing. The Court laid down that when slum dwellers have been at a place for some time, it is the duty of the government to make schemes for housing the jhuggi dwellers. In the most recent decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218], the Court referred to the provisions of the Delhi Master Plan and emphasized *in-situ rehabilitation*. It is only in the extra ordinary situation, when in-situ rehabilitation is not possible, then only, rehabilitation by relocation is to be done. The normal rule is in-situ up-gradation and re-development.

- (v) Additionally, the recent Supreme Court decision in Gainda Ram vs. Municipal Corporation of Delhi, [2010 (10) SCC 715] reiterate that hawkers have a fundamental right to hawk. It is, therefore, clear that the poor, who come to the city for work, *must reside reasonably close to their place of work*. Even apart from the legal aspect, studies have shown that resettlement at faraway places invariably force the poor to return to their informal housing arrangements close to their place of work.
- (vi) Govt. of NCT of Delhi recognizes that the habitat and environment in which JJ Clusters exist is very dirty, unfit for human habitation and unhygienic both for the inhabitants living in that area as well as for the people living in surrounding areas.
- (vii) Govt. of NCT of Delhi, therefore, wishes to put in place and implement this policy to house the poor in a permanent and humane manner; at the same time, clear lands for **specific public projects and roads etc.**

2. Keeping the above principles in mind, GNCTD announces the following policy for rehabilitation and relocation of JJ clusters.

- (i) **Who is eligible for rehabilitation or relocation**
JJ Clusters which have come up before 01.01.2006 shall not be removed (as per NCT of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternate housing. Jhuggis which have come up in such JJ Clusters before 14.2.2015 shall not be demolished without providing alternate housing; (this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013)
- (ii) **No new jhuggis to be allowed in Delhi**
GNCTD shall ensure that no new jhuggi comes up after 14.2.2015. If any jhuggi comes up after this date, the same shall immediately be removed without providing

them any alternate housing. GNCTD will use the following methods to ensure that no new jhuggis come up:

- a. GNCTD has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.
- b. GNCTD is willing to do joint inspections with land owning agencies at regular intervals and any fresh jhuggis would be removed immediately.
- c. GNCTD would enroll volunteers from JJ Clusters, who will act as eyes and ears of the government and would inform government if any fresh jhuggi comes up in any area.

(iii) **In-situ rehabilitation**

DUSIB shall provide alternate accommodation to those living in JJ Clusters, either on the same land or in the vicinity. The terms and conditions at which alternate accommodation will be provided & the eligibility conditions are being separately notified.

(iv) **In-situ Rehabilitation of JJ Clusters on lands belonging to other Land Owning Agencies**

- i. DUSIB is willing to take over any JJ Cluster on the model of Kathputli Colony from any land owning agency in Delhi for in-situ re-development; on the same terms & conditions on which DDA has given Kathputli Colony slum rehabilitation project to a private builder. Therefore, each land owning agency may make a list of all such clusters which they are willing to hand over to DUSIB on these terms.
- ii. For the balance clusters:- MPD 2021 envisages that for in-situ rehabilitation of JJ Clusters, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used for in-situ redevelopment to rehabilitate JJ dwellers. DUSIB will prepare a scheme of rehabilitation of any

JJ Cluster and use such portion of land which is required for rehabilitation of JJ Dwellers depending upon density of the said Cluster and pass on the remaining portion of land to the Land Owning Agency, which will have to bear the cost of rehabilitation. The cost of rehabilitation would include the cost of construction of dwelling units.

(v) **Relocation in rare cases**

Any Land Owning Agency will not demolish any JJ Cluster which is eligible as per para 2(i) above unless:

1. there is any Court order
2. that cluster has encroached a street, road, footpath or a park
3. the encroached land is required by the land owning agency for **specific public project** which is extremely urgent and can't wait.

In these circumstances, the land owning agency shall bring the proposal before DUSIB. If DUSIB is satisfied and permits demolition, then DUSIB shall make all efforts to relocate the jhuugis in that JJ Cluster, clear the land and hand it over to land owning agency within next six months after the date of DUSIB resolution. In such circumstances, the land owning agency shall pay such amount to DUSIB which meets the cost of construction of alternate flats, cost of the land on which those flats are constructed and cost of relocation.

(vi) **Rehabilitation work to be completed in five years –**

DUSIB hopes to complete this task of rehabilitating all JJ Clusters in Delhi in the next five years, if it receives cooperation from all land owning agencies.

**OFFICE OF THE CHIEF EXECUTIVE OFFICER
DELHI URBAN SHELTER IMPROVEMENT BOARD
Govt. of N.C.T. of Delhi
PUNERVAS BHAWAN, I.P. ESTATE,
NEW DELHI- 110002
*delhishelter@gmail.com***

No. Meeting Cell/DUSIB/DD(Admn.)/2015/D-

Dated: 28.09.2015

**Minutes Of The 13th Meeting Of The Board Held Under The
Chairmanship Of Hon'ble Chief Minister On 22.09.2015 at 11.00 A.M.
in The Conference Hall No.2, Delhi Secretariat, New Delhi**

List of the participants is annexed.

At the outset, CEO, DUSIB welcomed all the participants and briefed about the agenda and sought permission of the Chair to start the meeting. After detailed deliberations on the items contained in the Agenda, already circulated to the members, the following decisions were taken:

Agenda Item No. 13/1

Confirmation of Minutes of 12th Meeting of the Board

The minutes of the 12th Meeting of the BOARD held on 15.6.2015 were approved by the Hon'ble Chief Minister, Govt. of NCT of Delhi and circulated vide letter No. Meeting Cell/DUSIB/DD (Board) 2015/D-37 dated 24.6.2015 for the kind information of all Members of the Board. Since no observation/comments have been received from any Member, the Board approved and confirmed the minutes of the 12th Board meeting.



advantage of this scheme within this period of three months, w.
again become liable to pay interest @ 12%.

Agenda Item No. 13/3

Delhi Slum Rehabilitation and Relocation Policy, 2015

1. CEO, DUSIB presented the salient features of the proposed Delhi Slum Rehabilitation and Relocation Policy, 2015. The Scheme was deliberated by the members and there was a general consensus.
2. However, Mr. Anand Mohan, representative of Ministry of Urban Development, Govt. of India requested that he needs time to discuss this policy with his seniors in the Ministry.
3. It was decided that the said policy be placed again before the Board in the next meeting for further consideration and approval.
4. It was desired by the Board that the CEO, DUSIB will also place in the next meeting, the agenda pertaining to "the terms & conditions at which alternative accommodation will be provided & the eligibility conditions, as mentioned in para 2 (iii) of the proposed policy.
5. It was also desired that henceforth, a representative of Railways be called in the meeting as a special invitee because a large number of JJ clusters belong to them in Delhi.

Agenda Item No. 13/4

Demolition of Jhuggies by DDA and Request for Rehabilitation of three JJ Clusters

This item was deferred because VC DDA was not present and the Board did not consider it appropriate to take a view in his absence.

Agenda Item No. 13/5

Regarding Relocation of JJ Cluster(s) at Jwala Puri in Compliance of the Order dated 15.09.2015 of Hon'ble High Court of Delhi





D.O. No. : D-320/D4S/B/DIR (Am)/6
Date : 28/9/11

Dear Sh. Suresh Prabhu ji,

I am writing to you regarding the new "Delhi Slum Rehabilitation & Relocation Policy" proposed to be announced by the Govt. of NCT of Delhi. You might be aware that as per an estimate, more than 3 lakh families in Delhi live in JJ Clusters. It is our endeavor to rehabilitate/relocate all the slum clusters in Delhi within a period of five years so that these weaker sections of society can also lead a humane and dignified life. The focus of the proposed policy is in-situ rehabilitation/resettlement of JJ Clusters but relocation of the clusters may also be resorted to in exceptional circumstances as per the provisions of 'The NCT of Delhi Laws (Special Provision) Act, 2011'.

2. The Delhi Urban Shelter Improvement Board (DUSIB) is the nodal agency for rehabilitation of slums in Delhi. The Board was set up as per the provisions of DUSIB Act, 2010 which was notified after receiving the assent of the President of India. The Board is headed by the Chief Minister of Delhi as Chairperson and consists of the MLAs, Councilors and heads/representatives of various local bodies in Delhi, apart from the full time members.

3. It has been observed that a quite a large number of JJ clusters exist on Railway land in Delhi but there is no representative of Railways on the Delhi Urban Shelter Improvement Board. In the last meeting of the Board held on 22-09-2015, it was felt that it will be appropriate and in the fitness of things, if a senior level representative (not below the rank of Joint Secretary) is nominated by you to attend the meetings of the Board as a special invitee.

4. We want to achieve the objective of making Delhi free from slums by collaborative approach and therefore, I am enclosing a copy the draft policy for your perusal and comments, if any.

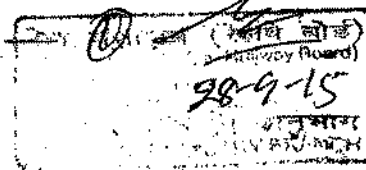
I shall be grateful for an early response.

Warm regards

Yours Sincerely

(Arvind Kejriwal)

Sh. Suresh Prabhu,
Hon'ble Minister of Railways,
Govt. of India,
Rail Bhawan, New Delhi.



AGENDA ITEM NO. 14/3

Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015

(PART -A)

1. This policy is based on the following principles:

- (i) The people living in jhuggis perform critical economic activities in Delhi like drivers, vegetable vendors, maid servants, auto and taxi drivers, etc.
- (ii) In the past, adequate housing was not planned for these people in middle or upper class areas, to which they provide services. As a result, a number of jhuggi clusters mushroomed all over Delhi close to the areas, where they provide services.
- (iii) They have encroached upon the lands on which they live.
- (iv) The decisions of the Hon'ble Supreme Court of India in Chameli Singh vs. State of UP [1996 (2) SCC 549] and in Shantistar Builders vs. N.K. Toitame, [1990 (1) SCC 520] and numerous other judgments have laid down that the right to life is not a right to *mere animal existence* and that the right to housing is a fundamental right. Going further, in Ahmedabad Municipal Corporation vs. Nawab Khan Gulab Khan, [1997 (11) SCC 123], the Supreme Court held that even poverty stricken persons on public lands have a fundamental right to housing. The Court laid down that when slum dwellers have been at a place for some time, it is the duty of the government to make schemes for housing the jhuggi dwellers. In the most recent decision of the Chief Justice's Bench in the Delhi High Court in Sudama Singh Vs. Government of Delhi [168 (2010) DLT 218], the Court referred to the provisions of the Delhi Master Plan and emphasized *in-situ rehabilitation*. It is only in the extra ordinary situation, when in- situ rehabilitation is not possible, then

only, rehabilitation by relocation is to be done. The normal rule is in-situ up-gradation and re-development.

- (v) Additionally, the recent Supreme Court decision in *Gainda Ram vs. Municipal Corporation of Delhi*, [2010 (10) SCC 715] reiterate that hawkers have a fundamental right to hawk. It is, therefore, clear that the poor, who come to the city for work, *must reside reasonably close to their place of work*. Even apart from the legal aspect, studies have shown that resettlement at faraway places invariably force the poor to return to their informal housing arrangements close to their place of work.
- (vi) Govt. of NCT of Delhi recognizes that the habitat and environment in which JJ Clusters exist is very dirty, unfit for human habitation and unhygienic both for the inhabitants living in that area as well as for the people living in surrounding areas.
- (vii) Govt. of NCT of Delhi, therefore, wishes to put in place and implement this policy to house the poor in a permanent and humane manner; at the same time, clear lands for **specific public projects and roads etc.**

2. Keeping the above principles in mind, GNCTD announces the following policy for rehabilitation and relocation of JJ clusters.

Nodal Agency

The Delhi Urban Shelter Improvement Board (DUSIB) shall act as the Nodal Agency for implementation of this policy as per the mandate given to it under the provisions of Delhi Urban Shelter Improvement Board Act, 2010

(i) Who is eligible for rehabilitation or relocation

JJ Clusters which have come up before 01.01.2006 shall not be removed (as per NCT of Delhi Laws (Special Provisions) Second Act, 2011) without providing them alternate housing. Jhuggis which have come up in such JJ Clusters before 14.2.2015 shall not be demolished without providing alternate housing; *(this is in*

supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013)

(ii) **No new jhuggis to be allowed in Delhi**

GNCTD shall ensure that no new jhuggi comes up after 14.2.2015. If any jhuggi comes up after this date, the same shall immediately be removed without providing them any alternate housing. GNCTD will use the following methods to ensure that no new jhuggis come up:

a. GNCTD has started procuring satellite maps every three months to keep an eye on any new constructions. New illegal constructions would be removed immediately.

b. GNCTD is willing to do joint inspections with land owning agencies at regular intervals and any fresh jhuggis would be removed immediately.

c. GNCTD would enrol volunteers from JJ Clusters, who will act as eyes and ears of the government and would inform government if any fresh jhuggi comes up in any area.

(iii) **In-situ rehabilitation**

DUSIB shall provide alternate accommodation to those living in JJ Clusters, either on the same land or in the vicinity. The terms and conditions at which alternate accommodation will be provided & the eligibility conditions are being separately notified.

(iv) **In-situ Rehabilitation of JJ Clusters on lands belonging to other Land Owning Agencies**

i. DUSIB is willing to take over any JJ Cluster on the model of Kathputli Colony from any land owning agency in Delhi for in-situ re-development; on the same terms & conditions on which DDA has given Kathputli Colony slum rehabilitation project to a private builder. Therefore, each land owning agency may make a list of all such clusters which

they are willing to hand over to DUSIB on these terms.

ii. **For the balance clusters;**

MPD 2021 envisages that for in-situ rehabilitation of JJ Clusters, a maximum of 40% land can be used as a resource and minimum of 60% of land has to be used for in-situ redevelopment to rehabilitate JJ dwellers. DUSIB will prepare a scheme of rehabilitation of any JJ Cluster and use such portion of land which is required for rehabilitation of JJ Dwellers depending upon density of the said Cluster and pass on the remaining portion of land to the Land Owning Agency, which will have to bear the cost of rehabilitation. The cost of rehabilitation would include the cost of construction of dwelling units and cost of land in case, additional land belonging to DUSIB is used for rehabilitation.

(v) **Relocation in rare cases**

Any Land Owning Agency will not demolish any JJ Cluster which is eligible as per para 2(i) above unless:

1. there is any Court order
2. that cluster has encroached a street, road, footpath or a park
3. the encroached land is required by the land owning agency for **specific public project** as envisaged in The NCT of Delhi Laws (Special Provisions) Second Act, 2011, which is extremely urgent and can't wait.

In these circumstances, the land owning agency shall bring the proposal before DUSIB. If DUSIB is satisfied and permits demolition, then DUSIB shall make all efforts to relocate the jhuggis in that JJ Cluster, clear the

land and hand it over to land owning agency within next six months after the date of DUSIB resolution. In such circumstances, the land owning agency shall pay such amount to DUSIB *in advance*, which meets the cost of construction of alternate dwelling units, cost of the land at *Circle Rate* on which those dwelling units are constructed and cost of relocation. However, the beneficiary contribution as well as the contribution made by the Government of India if any, towards the cost of construction of dwelling units, will be deducted from the aforementioned cost of rehabilitation.

- (vi) **Rehabilitation work to be completed in five years –**
DUSIB hopes to complete this task of rehabilitating all JJ Clusters in Delhi in the next five years, if it receives cooperation from all land owning agencies.

AGENDA ITEM NO. 14/4

Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015

(PART-B)

1. The Eligibility Criteria for allotment of alternative Dwelling Unit to rehabilitate and relocate JJ dwellers would be as under:

- (i) The JJ dweller must be a *citizen of India* and not less than **18 years** of age;
- (ii) The Jhuggi Jhopri basti in which the JJ dwellers are residing must be in existence prior to **01-01-2006**. However, the cut-off date of residing in the jhuggi for becoming eligible for rehabilitation shall be **14.02.2015; (this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013)**
- (iii) The name of JJ dweller must appear in at least one of the *voter lists* of the years **2012; 2013; 2014** and **2015** (prior to **14.02.2015**) and also in the year of survey, for the purpose of rehabilitation;
- (iv) The name of the JJ dweller must appear in the *joint bio-metric/ Aadhar based survey* conducted by the DUSIB and the Land Owning Agency;
- (v) JJ dweller must possess **any one of the 12 documents issued** before **14.02.2015** as prescribed in the subsequent para;
- (vi) Neither the JJ dweller nor any of his/her family member(s) should own any house/ plot/flat, in full or in part, *in Delhi*. The JJ dweller should not have been allotted any residential house or plot or flat on license fee basis or on lease-hold basis or on free-hold basis in the NCT of Delhi by any of the Departments or Agencies of GNCTD or Govt. of India, either in his/her own name or in the name of any member of his family;

- (vii) No dwelling unit shall be allotted if the jhuggi is used solely for **commercial purpose**;
- (viii) In case, the jhuggi is being used for both **residential and commercial purpose**, the JJ dweller can be considered for allotment of one dwelling unit. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the JJ dweller for one dwelling unit only;
- (ix) If a different family (**having separate Ration card issued prior to 14.02.2015**) which fulfils all the other eligibility criteria is living on **upper floor**, the same will also be considered for allotment of a separate dwelling unit. (**this is in supersession of the earlier notified guidelines of 2013**)
- (x) **The ineligible JJ dwellers** will be removed from the JJ Cluster at the time of its rehabilitation/ relocation/ clearance of JJ Basti.

2. As envisaged in Para 1 (v) above, the JJ dweller must possess any one of the following documents issued before 14.02.2015 to become eligible for the purpose of allotment of DU:

- (i) Passport;
- (ii) Ration Card with photograph;
- (iii) Electricity bill;
- (iv) Driving License;
- (v) Identity Card/ Smart Card with photograph issued by State/ Central Government and/ or its Autonomous Bodies/ Agencies like PSU/ Local Bodies (except EPIC);
- (vi) Pass book issued by Public Sector Banks/ Post Office with photograph;
- (vii) SC/ST/OBC Certificate issued by the Competent Authority with photograph;
- (viii) Pension document with photograph such as Ex-serviceman's Pension Book, Pension

Payment Order, Ex-serviceman widow/dependent certificate, old age pension order or widow pension order;

- (ix) Freedom Fighter Identity Card with photograph;
- (x) Certificate of physically handicapped with photograph issued by the Competent Authority;
- (xi) Health Insurance Scheme Smart card with photograph (Ministry of Labour scheme);
- (xii) Identity card with photograph issued in the name of the descendant(s) of the slum dweller from a Government school or Certificate with photograph issued by the Principal of a Government School mentioning therein that the descendant(s) of the slum dweller is/was the student of the school.

3. Appellate Authority

- (i) DUSIB will constitute an **Appellate Authority** for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:
 - (a) Retired Judge of the level of Additional Distt. Judge ;
 - (b) Retired civil servant of the level of Joint Secretary to Govt. of India;
 - (c) An expert member to be nominated by the Chairperson of DUSIB;
 - (d) Dy. Director of DUSIB to be nominated by the CEO- as Convener
- (ii) The terms & conditions of the Appellate Authority will be decided by the Board separately.

- (iii) Any JJ dweller feeling aggrieved by any order passed by an officer/ committee, authorized to determine eligibility of the JJ dweller shall be entitled to file an appeal before the Appellate Authority within a period of **30 days** from the date of communication of the impugned order.
- (iv) The Appellate Authority may for good and sufficient reasons, entertain an appeal filed beyond the period of limitation provided under clause (iii) above.
- (v) The Appellate Authority may confirm, revoke or reverse the order appealed against and may pass such orders as deemed fit.
- (vi) Order passed in appeal by the Appellate Authority, duly accepted by the CEO, DUSIB shall be final.

4. Terms and conditions of Allotment of alternative Dwelling Unit

(i) The contribution of the beneficiary will be **Rs.1,12,000/-**

per dwelling unit having the carpet area of 25 sq mtr (The contribution may slightly vary on case to case basis depending upon the actual carpet area of the dwelling unit). In addition, the beneficiary will be required to pay an amount of **Rs.30,000/-** at the time of the allotment of the dwelling unit, towards the cost of maintenance for a period of 5 years.

(ii) The dwelling unit shall be allotted to the eligible JJ dweller **for a period of 10 (ten) years** on lease hold basis after which it will be converted into **free-hold** as per the prevalent policy (**this is in supersession of the earlier leasehold period of 15 years as notified in the guidelines of 2013**).

- (iii) Allotment will be made in the joint-name of the **husband and wife** occupying the jhuggi.
- (iv) The allottee shall **not sublet or part with possession** of the dwelling unit, by way of General Power of Attorney or any other document. The DUSIB will have the right to verify the veracity of the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person (s)/family is found living at the time of survey in the dwelling unit, the allotment/lease is liable to be cancelled and DUSIB will have the right to re-enter the dwelling unit.
- (v) DUSIB may assist those beneficiaries who are not able to arrange the contribution to avail **loans from banks/ financial institutions** including co-operative banks.

5. Maintenance of dwelling units after allotment

- (i) It has been observed that after allotment of dwelling units to slum & JJ dwellers for rehabilitation, the maintenance of the common services in these colonies, is not done properly by the occupants due to ignorance, lack of knowledge to form associations and/or lack of funds etc.
- (ii) Therefore, the DUSIB will maintain the common services in these colonies for a period of 5 years after allotment.
- (iii) For this purpose, a Corpus in the form of "**DUSIB Estate Management Fund**" will be created in DUSIB.
- (iv) The allottees will have to contribute Rs 30,000/- per dwelling unit as maintenance charges which will be deposited in the above said fund.
- (v) The maintenance will include common areas like staircase, open ground, water supply & electric supply systems up to the dwelling units; external services

e.g. sewer lines, roads, street lights, drainage and parks etc.

- (vi) Depending upon the requirement, DUSIB may contribute in this fund from its own resources and attempt will be made as far as possible to carry on the maintenance from the interest earned from this fund.
- (vii) In order to ensure that there are sufficient resources for maintenance of these colonies, DUSIB will also request the Govt. of NCT of Delhi to give *Grant-in-aid* for this fund.
- (viii) After 5 years, the maintenance will be transferred to the RWAs which will be required to get registered as Societies and work out their own mechanism for maintenance.
- (ix) DUSIB may give *grant in aid* to the RWAs/ Registered Societies of these colonies depending upon the requirement of the works to be done.

6. CEO, DUSIB is authorised to approve the operational guidelines keeping in view the overall spirit of the policy.

Annexure - V

55/c

F.No.15-7(5842)-Enf.
Government of India
Ministry of Urban Development
(Land & Development Office)

Nirman Bhawan, New Delhi-110 011

Dated: 5th October, 2015

To
Chief Executive Officer
Delhi Urban Shelter Improvement Board
Punarwas Bhawan, I.P. Estate
New Delhi - 110002

Subject: Delhi Slum Rehabilitation and Relocation Policy, 2015.

Sir,

With reference to above subject, I am directed to inform you that the proposed policy is under examination with the Ministry and detailed comments/ views will be communicated in due course. Therefore, you are requested to withhold the policy till the receipt of the same from the Ministry.



(Anand Mohan)
Land & Development Officer

DELHI URBAN SHELTER IMPROVEMENT BOARD
PUNERVAS BHAWAN, I.P. ESTATE,
NEW DELHI- 110002
delhishelter@gmail.com

No.Meeting Cell/DUSIB/DD(Admn.)/2015

Dated:

Sub: Minutes of the 14th Meeting of the Delhi Urban Shelter Improvement Board held under the Chairmanship of Hon'ble Chief Minister on 05.10.2015 at 11.00 A.M. in the Conference Hall No.2, Delhi Secretariat, New Delhi.

List of the participants is enclosed.

At the outset, CEO, DUSIB welcomed all the participants and briefed about the agenda. He further sought the permission of the Chair to start the meeting. After deliberations on the items contained in the Agenda already circulated to the members, the following decisions were taken:

Agenda Item No. 14/1

Confirmation of Minutes of the 13th Meeting of the Board

The minutes of the 13th Meeting of the BOARD held on 22.9.2015 were approved by the Chairperson/Hon'ble Chief Minister, Govt. of NCT of Delhi and were circulated vide letter No. Meeting Cell/DUSIB/DD (Board) 2015/D-50 dated 28.9.2015 for the kind information of all the Members of the Board. Since no observation/comment has been received from any member, the Board approved and confirmed the minutes of the 13th Board meeting.

Agenda Item No. 14/2

Action Taken Report on the Minutes of the 13th Board Meeting

CEO, DUSIB informed that action on all the items, decided in the last meeting, is under process and detailed ATR would be tabled in the next Board Meeting. He further informed that progress has not been substantial because of very little gap between 13th & 14th meeting.

ht

4. It was decided by the Board to allow Sh. J. P. Agrawal to remain present in the meeting as observer but he cannot participate in the proceedings as he is not a member of the Board and there is no provision in the Delhi Urban Shelter Improvement Board Act, 2010 to send a representative in the Board meetings. Sh. J.P. Agrawal was requested to convey the sentiments of the Board to VC, DDA.

Agenda Item No. 14/3

Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015(Part – A)

1. As soon as the discussion on the agenda started, Joint Secretary, Ministry of Urban Development, Govt. of India, who was present in the meeting as a member of the Board, requested that the decision on the proposed Policy be deferred as the same is under examination with the Ministry.
2. At this stage, CEO, DUSIB informed the Board that he has received a letter from Ministry of Urban Development, Govt. of India; vide F.No.15-7(5842)-Enf. dated 5th October, 2015 with the request to withhold the policy till the receipt of the comments /views from the Ministry.
3. The chairman of the Board desired to know about the tentative time frame by which the Ministry is likely to send its views but the Joint Secretary, Ministry of Urban Development, GOI was unable to specify any definite time frame.
4. The matter was deliberated in the Board. CEO, DUSIB stated that DDA and a few other departments of Govt. of India are pressing hard for clearing some of the JJ Clusters where land is required for **specific public projects**. He further stated that the entire process of rehabilitation and relocation of JJ Clusters even for such kind of urgent cases is dependent on the finalization of this policy and is, therefore, held up.
5. The Board after deliberations decided to defer the decision on **the Policy** keeping in view the request received from the Ministry of Urban Development, Govt. of India.
6. It was also decided by the Board that **in the meanwhile no demolition of jhuggis/ clearance of JJ Clusters will take place in Delhi.**
7. At this stage, some of the members of the Board raised the issue of new jhuggis coming up in Delhi. It was desired that **no new jhuggi should be allowed to come up in Delhi.** It was decided by the Board that it will primarily be the responsibility of Land Owning Agencies to protect their lands from encroachments. The **Divisional Commissioner**, who was present in the meeting as **Special Invitee**, will get the new jhuggis demolished/clear the encroachments with the

help of Special Task Force. **It was decided that the office of the Divisional Commissioner, Delhi will be the nodal agency for the purpose.**

Agenda Item No. 14/4

Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015(Part – B)

As explained above in Agenda Item No 14/3, this item was also deferred for the same reasons.

Agenda Item No. 14/5

Demolition of Jhuggis by DDA and request for Rehabilitation of three JJ Clusters.

This agenda item was deferred because the decision on Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015 which was placed before the Board as Agenda Item No. 14/3 & 14/4 could not be taken in view of the request made by the Ministry of Urban Development, GOI to withhold the policy. The Board observed that no rehabilitation & relocation is possible till the finalization of the policy. It was also decided that no demolition will be undertaken by the DDA in the meanwhile.

Agenda Item No. 14/6

Regarding Relocation of JJ Cluster Jwala Puri Road No.5 in compliance of the order dated 15.09.2015 of Hon'ble High Court in Contempt Case (Civil) No.890/2011 Titled as Virat Cooperative Group Housing Society Ltd. & Others. Vs Commissioner, Municipal Corporation of Delhi & Ors.

Keeping in view the directions of the Hon'ble High Court of Delhi in this case, the proposal as contained in para 4 was approved by the Board subject to the condition that rehabilitation and relocation in this case would take place as per the provisions of Delhi Slum & JJ Rehabilitation & Relocation Policy, 2015 as contained in Agenda Items No. 14/3 & 14/4. For the purpose of this case, the said policy will be deemed to have been approved by the Board.

Agenda Item No. 14/7

Disposal of DUSIB Plots/Properties

1. CEO, DUSIB apprised the members of the Board that the process of identifying the plots/properties of DUSIB in various parts of Delhi has been started and is underway. As desired in the last meeting, he placed before the Board a list of 126 plots/properties as given in Annexure III at page 64 of the agenda which are proposed to be disposed of in phase I.



ANNEXURE - II

ANNEXURE

S.No.	Name of Agency	Locality	Area in sq.mtr.	Land use as per the LOP	Cost of Land on circle rates Basis (A) In Rs.	Cost of Land on inter-departmental rates basis (B) In Rs.	Difference/ loss incurred (A)-(B) In Rs.
1.	DMRC	Rajouri Garden	5286.00	Green	1687037472	39206262	1647831210
2.	DMRC	Trilokpuri	3558.98	Residential	403801871	26396955	377404916
3.	DMRC	Trilokpuri	2382.88	Green	270361565	17673821	252687744
4.	DMRC	GT Road Seelampur	953.00	Petrol Pump	110071500	7068514	103002986
5.	DMRC	Trilokpuri	11138.83	Residential	428844955	82618017	346226938
6.	DMRC	Shakurpur	1211.80	Green to CNG	212307360	8988065	203319295
7.	DMRC	Sarai Kalekhan	337.00	Green /Housing	38923500	2499570	36423930
8.	DMRC	Rajouri Garden	701.14	Petrol Pump	223803888	5200438	18603450
9.	DMRC	Rajouri Gdn.(Mail)	1607.28	Green	513043800	11921390	501122410
10.	DMRC	SaraiKalekhan	2895.00	Residential	334372500	21472560	12899940
	TOTAL		18844.5		4222568411	223045592	3999522819

ANNEXURE - II
99/14

LAND AND BUILDING DEPARTMENT
GOVERNMENT OF NCT OF DELHI
B-BLOCK: VIKAS BHAWAN, NEW DELHI.

No. F. 14(42)/Misc/IAL/2013/ 1449-55

Dated: 29/04/2014

ORDER

The rate for transfer of lands in respect of lands made available to DMRC by the autonomous /statutory bodies/agencies of Govt. of NCT of Delhi, including DSIDC and DUSIB shall be at inter-departmental transfer rates notified by Ministry of Urban Development, Govt. of India/DDA from time to time.

This issues with the approval of Hon'ble Lt. Governor.

Gm
29/4/14
(G. SUDHAKAR)
Addl. Secretary (L&B)

No. F. 14(42)/Misc/IAL/2013/ 1449-55

Dated: 29/04/2014

Copy to :

1. Pr. Secretary to Hon'ble Lt. Governor, Delhi, Raj Niwas, Delhi.
2. All Head of Departments, Govt. of NCT of Delhi.
3. All Head of Departments of Autonomous bodies of Govt. of NCT of Delhi.
4. Vice Chairman, Delhi Development Authority, INA, Vikas Sadan, New Delhi.
5. Chairman, DMRC, Delhi.
6. Commissioner, North Delhi/South Delhi/East Delhi Municipal Corporation, New Delhi.
7. Commissioner Transport, GNCTD, Delhi..

Gm
29/4/14
(G. SUDHAKAR)
Addl. Secretary (L&B)

OC

TABLE AGENDA NO. -1

Recouping the loss of Rs. 2, 27, 79, 23, 870/- as loss due to receiving lower compensation for the difference in rates paid by DMRC to DUSIB in lieu of lands at Rajauri Garden and Trilokpuri.

The Board in its minutes of VIIIth meeting in Agenda no. 15 approved the allotment of land to DMRC on circle rates as per the policy of the Board (copy enclosed).

The decision of the Board was not agreed to by the Govt. of NCT of Delhi and the rate for the transfer of the lands in respect of lands made available to DMRC by the autonomous/ statutory bodies/ agencies of Govt. of NCT of Delhi, including DSIIDC and DUSIB shall be at inter-departmental transfer rates notified by Ministry of Urban Development, Govt. of India/ DDA from time to time. This decision was conveyed after being duly approved by the Hon'ble Lt. Governor of Delhi.

As per the decision of the Board, the amount payable to DUSIB by DMRC was Rs. 2,36,12,00,908/- for the three pockets of lands (two in Trilokpuri and one in Rajauri Garden). Against this amount, the DMRC has paid only 83,277,038/- at inter departmental transfer rates as approved by Govt. of NCT of Delhi. The difference between the circle rates and inter departmental transfer rates being huge, the DUSIB is loosing an amount of Rs. 2,27,79,23,870/-.

The Section 28 of the DUSIB Act, 2010 provides that:-

- i) Provided that the Government shall obtain and consider the opinion of the Board before issuing any such directions.
- ii) Provided further that the Government shall make due provision for any financial liability to the Board arising directly in consequence of any such directions.
- iii) Provided also that all directions issued to the Board by the Government shall be reported to the Legislative Assembly of Delhi at the end of each year.

In view of the provisions of the Act, it is clear that although the Board is bound by the decisions of the Govt. but the Govt. is also bound to compensate the loss to the Govt., arising due to directions of the Board. Board may, therefore, comply with the directions of the Govt. and allot land to DMRC as per decision of Government. The Board may also request the Govt. to recoup the losses to the Board.

by DD (Law)

129/c

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF N.C.T. OF DELHI
VIKAS BHAWAN - II, UPPER BELA ROAD,
CIVIL LINES, DELHI -110 054

Dated: 30/05/2013

No. D/544/Dy. Dir. (Admin.)/2013

MINUTES OF THE EIGHTH MEETING OF BOARD HELD UNDER THE
CHAIRPERSONSHIP OF HON'BLE CHIEF MINISTER OF DELHI ON
11.5.2013 AT 11.00 A.M. IN CONFERENCE HALL NO.2, LEVEL-2, DELHI
SECRETARIAT, I.P. ESTATE, NEW DELHI.

The Chairperson welcomed all the participants and requested CEO, DUSIB to initiate the proceeding. The Board deliberated on various agenda items and the following decisions were taken.

List of participants is enclosed.

Agenda Item No.1: **Confirmation of Minutes of the VIIth Meeting of the Board.**


The minutes of 7th meeting of the Board held on 4.7.2012 were confirmed by the Board.

Agenda Item No.2: **Action Taken Report on the Minutes of the VIIth Meeting of the Board.**

The Action Taken Report on the minutes of the 7th Board Meeting was perused and deliberated by the Board. Action Taken Report was approved by the Board.

Agenda Item No.3: **Allotment of Flats constructed under JNNURM to eligible JJ dwellers**

Status of relocation / allotment of flats to eligible slum dwellers and action plan for relocation were deliberated and Board approved the Agenda



12/6/22

: 4 :

Agenda Item No.14: Transfer of 214 community toilet complexes (CTCs) in JJ clusters from MCD to Delhi Urban Shelter Improvement Board

After discussion, the Board resolved that renovations / repairs of these toilets may be carried out. It was also decided to make new toilets where it is not advisable to repair the existing toilet structures. The approval was given subject to submitting the utilization certificates to Govt. for the funds and details of the works undertaken out of one-time grant of Rs. 85.00 crore for development of SRS Colonies. The same should be submitted to Board in its next meeting also.

Agenda Item No.15: Allotment of DUSIB land to Delhi Metro Rail Corporation (DMRC) and Dte. Of Health Services (DHS)

The Board approved allotment of DUSIB land to DMRC on circle rates as per policy of the Board. However, with regard to allotment of land to DHS, it was approved that land may be allotted to DHS at places where health facilities are not available in JJ clusters and earlier no land has been allotted to DHS. Land allotment to DHS shall be examined on case to case basis. It was also decided that the vacant land of DUSIB may be first utilized for Housing followed by Schools before using it for any other purpose.

Agenda Item No.16: Regarding permanent absorption of 12 Jr. Engineers (Civil) of DUSIB in unified cadre of Municipal Corporation of Delhi

After discussion, Board decided that as it is essentially an administrative matter, CEO may take decision in this regard.

Agenda Item No.17: Regarding appeal of Shri S.Vijayan, Head Clerk

After discussion, Board decided that the appellate authority should decide the appeal after considering the advice of CVC.

Agenda Item No.18: Regarding the appeal of Shri Ashok Kumar Gupta, EE (Retd.)

After discussion the Board rejected the appeal.

Agenda Item No.19: Redesignation of Shri Kuldeep Pakad, DANICS as Senior Director

After discussion, the Board approved the Agenda.

2 B/N

S.N o.	Place	Measurement of land	Cost of land	Ground Rent (p.a)
1.	Rajouri Garden	5286.00 Sq.Mtrs.	1,68,70,37,472/-	4,21,75,973/-
2.	Trilokpuri Block-15	3558.98 Sq.Mtrs.	40,38,01,871/-	1,00,95,047/-
3.	Trilokpuri	2382.88 Sq.Mtrs.	27,03,61,565/-	67,59,039/-
4.	Trilokpuri	8350.00	94,73,91,000/-	2,36,84,775/-

80. Further, 8 more proposals are also pending with the department for allotment and are at various stages of approval and have not been brought before the Board. The list of 08 proposals for allotment of Properties being asked for by DMRC including permanent and temporary allotment have been reproduced in the table below:

1.	Rajouri Garden	1634.24 Sq. mtr.	Yet to be approved by the Board
2.	Rajouri Garden	719.14 Sq.mtr.	Yet to be approved by the Board
3.	SeelamPur	953.00 Sq.mtr.	Yet to be approved by the Board
4.	Shakurpur	1211.80 Sq.mtr.	Yet to be approved by the Board
5.	NandNagri	20,000.00 Sq. mtr. on temporary basis.	Yet to be approved by the Board
6.	Raja Garden	27.00 Sq.mtr on permanent basis and 1599.9 Sq. Mtr. on temporary basis.	Yet to be approved by the Board
7.	Rajouri Garden	36.00 Sq mtr. on permanent basis and 1955.30 Sq.mtr. on temporary basis.	Yet to be approved by the Board
8.	Sarai Kale Khan	337.00 Sq. mtr. on permanent basis and 2895 Sq. mtr. on temporary basis.	Yet to be approved by the Board

Annexure - Table Agenda No.1

77. May kindly peruse a Meeting Notice that a meeting is to be held in the Conference Hall of Chief Secretary, New Delhi on 17.2.2014 at 3.30 P.M. The meeting was subsequently postponed to 18.2.2014 for 4.00 P.M. (page 176/c).

78. In this regard, the Institutional Allotment Land Branch of DUSIB had submitted an agenda note before the Board in its 7th meeting held on 04.07.12 with the following proposals:

1. Govt. Institutions i.e. Schools, Hospitals and PSUs may be allotted land on the basis of Circle Rates on lease basis.
2. In other cases, the land may be allotted either on prevailing market rates OR may be auctioned/ tendered on case to case basis on lease basis after the approval from the Board.
3. In certain cases, the allotment of land by DDA is made on annual license fee basis. This policy of allotment on licence fee seems to be reasonable and can be adopted by DUSIB as well.

79. Subsequently, the Board in its 7th meeting held on 4.7.2012 had agreed to the proposal of the Department in the Agenda Note put up before it as above. It was decided that rates will be charged for different categories of Institutional Allotment in DUSIB with the sole exception of land to be allotted to school of GNCTD. It was decided that in such cases rates as per DDA be charged. The loss of revenue incurred therein shall be compensated by grant in aid by Delhi Government. All cases of Institutional allotment shall be placed before the Board for approval before allotment **Copy of the relevant agenda note and minutes of 7th Board meeting are enclosed for perusal and consideration as Annexure-I. (from page 161/c to page 168/c).** Further, the Board in its 8th meeting held on 11.5.13 had approved 04 (four) proposals for allotment of land to Delhi Metro Rail Corporation i.e. one at Rajouri Garden and three at Trilokpuri as per policy approved by the Board in its 7th meeting. **Copy of the agenda note and minutes of the 8th meeting are enclosed for perusal and consideration as Annexure-II. (placed at 151/c to 160/c).** The list of the four properties which were put before the Board alongwith their cost are as given below:

86. Further, it will be appropriate to mention that the request of DMRC for payment on the inter departmental rates can not be accepted in the light of dire financial constraints being faced by DUSIB as the salary of the employees of DUSIB are being paid after obtaining the loan/ grant-in-aid from the Govt. of NCT of Delhi.

87. The DMRC should take true cost of the land for its projects. The DUSIB lands at highly subsidized rates will artificially suppress the cost of the project. An organisation such as DUSIB, which itself is financially constrained and engaged in providing basic services to the poorest of the poor section of the society should not be forced to subsidize DMRC.

88. In view of above, a decision may kindly be taken by the Govt. of NCT of Delhi to resolve this issue as delay in handing over the sites to DMRC is hampering the progress of the project and is also adversely affecting the financial health of DUSIB.

Submitted please.

Kamal Malhotra
(KAMAL MALHOTRA)
20/12/14
DIRECTOR (AM)

MEMBER (ADMN.)

D. Malhotra
20/12/14

fo
/

DIRECTOR (AM) OFFICE
20/12/14
20/12/14

784
20/12/2014

81. It is also pertinent to note here that the Finance Wing of DUSIB has advised that in case of allotment of land to DMRC, multiplicative use factor of 3 (as per the notification of circle rates by the Revenue Department, GNCT of Delhi) shall be applicable as the land being allotted to DMRC by DUSIB is being used for commercial purpose. DMRC, however, requested to allot land on interdepartmental rates approved by Ministry of Urban Development, Govt. of India.
82. It may be appreciated that since DUSIB is not a Govt. Department and it has to generate its own resources to provide various services to the poor sections of the society including meeting out the expenditure for salaries of the staff and initiating developments activities in the JJ colonies. Night Shelters, Resettlement of JJ clusters etc. therefore, the request of DMRC can not be accepted.
83. The Hon'ble Chief Minister, Smt. Shiela Dixit at that time, who was also Chairman of the Board had desired that DUSIB land may be used first for housing followed by school before using for any other purpose (copy of the note sheet of the relevant file in which this decision was taken is enclosed for perusal and consideration as Annexure -(IV) (placed at 147/c).
84. The cost of projects from Sr. No. 1 to 4 works out to Rs. 3,30,85,91,854/- i.e. Rs. 3,31 Crores approximately and the cost of projects from Sr. No. 5 to 12 comes to Rs. 2,60 Crores approximately. This works out to Rs. 5,91 Crores approximately which will go ^{along with} in restoring the financial health of DUSIB and undertaking further projects by DUSIB.
85. The cost of land has been computed on the basis of circle rates as notified by the Revenue Department, GNCT of Delhi. However, DMRC vide letter dated 11.11.13 had offered to pay an amount of Rs. 14, 52, 08, 988/- only at the inter departmental transfer rate against the demanded amount, which was returned back to DMRC since the same was not in consonance with the decision of the Board and there was a shortfall in the demanded amount by Rs. 316 crores approximately in respect of properties at Sl. No. 1 to 4 only. As a result the request of DMRC has not been acceded to in the light of decision of the Board.

32/14

From pre-page:

94. Before we examine the matter, the views of Commr CTPT is required. Also please bring in the various cabinet decisions / EGOMS decision of GOI regarding land allotment to DMRC.

Commr CTPT

M2
26/2/14

Dr. M.M. KUTTY
Pr. Secretary (Finance)

Ry
27/2/14

scpt (P)

dup (P)

A. Nand
27/2/14

PCO

[Signature]
27/2/14

66/SCHE
27/2/14

[Signature]
27/2/14

Office of Secy. to Govt. (P)

Sub: Allotment of land to DMRC

89. The office note from page 27/N may be perused please. The DMRC has requested for allotment of DUSIB lands for its projects at the rates fixed by Union Cabinet at inter-departmental rates.

90. The DUSIB Board has taken a policy decision that lands to Government departments/ institutions should be allotted at Circle Rates. Further, the DUSIB Board has approved the allotment of lands to DMRC at four places, the cost of which has been calculated as Rs.331 Crores, whereas the rates offered by DMRC on inter-departmental rates come to about Rs.14 Crores only. The issue has been discussed several times in the meetings with Chief Secretary, and the Board has reiterated its stand regarding the cost of land. The financial position of DUSIB is very weak, and it has to request Government even for payment of salaries to the employees. The revenue sources for DUSIB are extremely limited and only source of revenue which can improve the financial position of DUSIB, is its land assets. Therefore, the DUSIB lands should be given or transferred to any organization at a fair valuation.

91. The DMRC should not use subsidized lands of other Public Sector organizations and artificially depress the costs of its projects. The transfer of DUSIB lands will amount to subsidy by DUSIB. DUSIB is providing basic services to slum dwellers, the poorest of the poor section of the society, and should not be asked to subsidize DMRC projects. In view of the position explained, appropriate decision may be taken in consultation with the Finance Department of GNCTD.

dy
dy. 02.14
(Amar Nath)
Chief Executive Officer

Secretary (UD)

S.S. Yadav
Secretary Urban Development

Chief Secretary

92 Above note may be seen w.r.t a meeting held with DMRC where land from DSI/DE/DUSIB was bought on rate as advised to Govt. Dept. The DSI/DE/DUSIB representatives submitted that Govt. rate can not be applicable as either circle rate or market rate should be paid to them, for such land transfer to DMRC. It was discussed that, let 25-30% of circle rate be at least charged (not less than Govt. rate for transfer) provided their Board also agree, which will be fair rate to a extent.

20/02/14
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24-02-14

for Secy
1/1/14

34/N


Ret note from Page 1 (33/N)

98. The views of the Transport Department - reiterated in para 95 of page 33/N. The file may be sent to Finance Department.

L. Newby
413114

Specil. COT. (Projects)

lot 99 what was ret / guidelines was followed in Phas I / Phas II


Kuldeep Singh Gangar
Special Commissioner (Tpt.)

DCA (Punjab)

Ry
08/2/11

L. Newby
413114

PCP

Office of Sp. Com. (Transport)
No. 6, 6/6, Dada Bazar, Ludhiana

95 Reference pre-page. In this regard, kind attention is drawn to the meeting of High Power Committee held on 18.02.2014. Minutes of the meeting are placed alongside the file at pages 177-183/C. It was inter-alia agreed that some middle way has to be worked out so that DMRC pays for land to be transferred from DUSIB, DSIIDC and other such organizations, at a rate somewhere between circle rates and inter departmental rates. After a long discussion it was decided that the proposal for obtaining the approval of H.E. Lt. Governor, suggesting rates for land at about 25% of the circle rate or inter departmental rates, whichever are higher, shall be submitted by the Land and Building/Revenue Department.

96 Further, as desired by Pr. Secretary, Finance, following for Phase-III of Delhi Metro Rail Project, are also placed in the file -

- (i) Note for the EGoM dated July 07, 2011. It was proposed the above four corridors at the completion cost of Rs. 35,242 Crores. (213-227/C)
- (ii) Minutes of the EGoM dated August 09, 2011. The EGoM inter-alia approved Phase-III of the Delhi Metro Rail Project. (210-212/C)
- (iii) Order no. K-14011/4/2009-MRTS dated September 26, 2011. (204-209/C) Sanction was issued by Govt. of India for implementation of Phase-III of Metro for a length of 103.05 Kms. at an estimated completion cost of Rs. 35,242 Crores. The land belonging to various Ministries/Departments and Autonomous/Statutory Bodies/Agencies of GoI/GNCTD has to be taken at inter-departmental transfer rates notified by the MoUD, while the Railway land has to be made available on lease rates based on the commercial market prices applicable for that area, as fixed by Land and Development office of MoUD.
- (iv) Order no. K-14011/4/2009-MRTS dated September 26, 2011 (201-203/C).
- (v) Corrigendum no. K-14011/4/2009-MRTS dated October 24, 2011 (200/C).
- (vi) Order no. K-14011/103/2011-MRTS dated September 11, 2012 (195-198/C) for extension of Mukundpur - Yamuna Vihar line to Shiv Vihar.
- (vii) Order no. K-14011/23/2005-MRTS dated September 11, 2012 (190-194/C) for metro connection from Dwarka to Najafgarh.
- (viii) Order no. K-14011/13/2009-MRTS dated September 11, 2012 (184-189/C) for extension of metro from Mundka to Bahadurgarh.

C.S. Nawani

C.S. Nawani
PCO
03.03.2014

DC (Planning)

S. Nandani
3/3/14

Special. CoT (Projects) Ref. Para 94/n. Any views?

DC (Plan)

[Signature]
03 March 2014

199/PC/Plg
3/8/14
66/SGHCP
3/8/14

100. Reference query of COT on pre-page. It is submitted that the issue has been clarified by MoUD in a letter dated 22.09.1999 to DMRC, copy of which can be seen at page 228/C. It was informed that the matter regarding availability of land for Delhi MRTS Project was considered by the Union Cabinet at the time of investment approvals for the project in Sep 1996. Regarding land following para was approved: -

"Land - Making available necessary Govt./Railway land required by the Project from the Ministry of Railways and other Ministries/Departments/Autonomous or Statutory bodies/Agencies of GoI/GNCTD at inter-departmental transfer rates notified by the Ministry of UA&E for Govt. land and lease rates based on agreed market price in respect of Railway land and to acquire the identified private land during the 'years 1996-97, 1997-98 and 1998-99 and sharing the total cost between the GoI and GNCTD in equal proportions. The land so taken over/acquired for the project would be made over to the DMRC Ltd. on 99 years' lease at a nominal rent of Rs. 1/= p.a., treating the cost of acquisition as "premium" to be recovered as interest-free "subordinate debt" during the years 21-25 (i.e. after the senior debt has been fully repaid)".

101. Similar para has been incorporated in sanction order for Phase-III (Para - iii at pages 208-209/C).

102. Submitted please in continuation of note at page 33/N, ante.

13/3/14

C.S. Nawani
C.S. Nawani
PCO
11.03.2014

DC (Planning)

A. Nawani
11/3/14

Spec. COT (Projects)

Kuldeep Singh Gangar
Kuldeep Singh Gangar
Special Commissioner (Tpt.)

199/306/P2G
11/3/14

COT 103. P. Arif

P
13/3/14

66/5021/P
11/3/14

S.W. P.

104. Reference pre-page. Discussed with COT. For Phase-I and Phase-II of the Metro Projects, transfer of land was made at inter-departmental rates fixed by DDA except for Railway Land. In this regard, copy of the letter, dated Sep 22, 1999, issued by MoUD, GoI to DMRC, is placed at page 228/C. (Flag 'A')

105. For Phase-III similar pattern is being observed (please refer to para - iii at pages 208-209/C - Flag 'B'). However, DSIIDC and DUSIB are not ready to transfer their land to DMRC at inter-departmental rates fixed by the DDA. This matter was also raised in the last High Powered Committee meeting, chaired by Chief Secretary on 18.02.2014. It was inter-alia decided that the proposal for obtaining the approval of H.E. Lt. Governor, suggesting rates for land at about 25% of the circle rate or inter departmental rates, whichever are higher, shall be submitted by the Land and Building/Revenue Department. Minutes of the said meeting are placed at pages 229-235/C (Flag 'C').

106. Submitted for decision please.

C.S. Nawani
C.S. Nawani
PCO
14.03.2014

DC (Planning)

A. Nanda
14/3/14

Bhart
14/03/14

COT

686/COT
14/3/14

Pr. Secy (Finance)

Gyanesh Bhatt
Commissioner (T&L)

By Soffy - IV

Cyral
20/3

DO (Encls)

107 In view of we may refer the matter to Land & Mtg. Deptt to submit the file for n.a.

SP- Secretary (Fin)

Cyral
20/3

Pr. Secy
21.3.14

Pr. Secy (Fin)

Dr. M.M. RUTTY
Pr. Secretary (Finance)
22/3/14

Pr. Secy (K & B)

Pr. Secy
24/3

linked from file No. 37/N
 CD W - OSS 270664 PAFAS (L&B) 2014/53

①
 188

May kindly see the noting of the Finance Department at page 36/N of the linked file initiated by DUSIB intimating the L&B Department to submit a proposal regarding fixation of indicative land cost for inter departmental transfer of lands on perpetual lease basis vis-à-vis the proposal of the Transport Department to fix the rates of land cost at 25% of the circle rates or inter departmental rates fixed by the DDA, whichever is higher. An analysis of the subject is as follows:-

- (a) In the instance case, the stand of the DUSIB is that allotment of land to government institutions such as hospitals, schools, PSUs etc. may be made on the basis of prevailing circle rates on lease basis for which multiplying use factor @ 1 shall be used for calculating the total cost of the land to be given under lease. However, in the case of DMRC, they have proposed that commercial multiplying use factor @ 3 shall be used for calculating the cost of land to be allotted as the excess built up area is being allotted by DMRC for commercial use on lease to private entrepreneurs at prevalent market rates which are most above the circle rates.
- (b) The contention of DMRC is that land is to be allotted on lease at the flat inter-departmental rate of Rs.3,15,00,000/- per acre fixed by the DDA plus ground rent as per the past practice.
- (c) The existing circle rates (likely to be revised soon) for valuation of land and properties for the purposes of registration under Registration Act 1908 in Delhi are as under :

Category of Locality	Minimum rate for valuation of land for residential use (in Rupees per square meter)
A	645000
B	204600
C	133200
D	106400
E	58400
F	47200
G	38500
H	19400

- (d) The following multiplying use factors are also employed to the above minimum land rates while calculating the cost of land under different uses :

Use	Residential	Public purpose e.g. government schools hospitals etc.	Public utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	1	1	2	2	3

- (e) The existing inter departmental rates fixed by the DDA for transfer of government land is Rs. 3,15,00,000/- per acre (Three Crores Fifteen Lakhs) which comes to Rs. 7,784/- per sq. meter (approx.).
- (f) It can be seen from the above that the circle rates of all the categories of land are higher than the inter-departmental rates fixed by DDA. The variation ranges from 2.5 times in case of "H" category to 86 times in case of "A" category locality.
- (g) The contention of DUSIB is that DMRC gets the government land allotted at the normal rates and after construction uses the same for commercial purposes like malls and shopping complexes which are mostly leased out to companies/licences at the market rates and that the land owning agencies are not being paid any share of the such revenues by the DMRC. This argument is valid considering that DMRC leases land to private entrepreneurs for parking, commercial and other purposes at market rates while the land owning agencies are facing financial crunch. The anomaly can be corrected by allotting government lands at the prevailing circle rates.
- (h) The rationale behind using commercial multiplying use factor @ 3 for calculating the total land cost for the land proposed to be allotted to DMRC by the DUSIB appears to be not logical considering that the said multiplicative factor is meant for the purpose of charging stamp duty at the time of sale/purchase of fully developed commercial properties and not meant for empty land and other structures which are to be utilized for public purposes. The land usage factors (multiplying factors) adopted for calculating the cost of the land on the basis of existing circle rates is adopted from the Unit Area Property Tax Model followed by the municipal bodies in Delhi wherein residential properties and empty land are assessed property tax by using the multiplying factor @ 1 stipulated for residential units.
- (i) Considering that circle rates are meant for the purpose of registration of land and charging stamp duty thereon, the formula of calculating the total land cost on the basis of charging the minimum circle rate using a multiplying factor @ 3 meant for commercial usage may not be kept as a criterion for allotment of empty land to the government departments and institutions.

contd...3/-

④ 111. Above note of A.S. (L&B) on the issue of rate for transfer of land among various Govt. agencies / Departments may kindly be seen. The issue has been raised by DUSIB and Transport Department with regard to transfer of land belonging to DUSIB and Transport Departments to DMRC.

⑤ 112. While deciding rates for Inter Government transfer of Govt. land, following scenarios need to be kept in view:

- (i) **Transfer of land between GNCTD Departments** (for example between Transport and Education) : This can be transferred at no cost or at nominal value, as may be decided by competent authority.
- (ii) **Transfer of land from Govt. Departments to autonomous bodies** (such as DSIIDC etc.): The value of land to be charged will depend upon the type of project. For example if DSIIDC is constructing low cost housing on behalf of Govt., land has to be made available free of cost. If however, DSIIDC requires land for their own project then land will have to be made available at prevailing circle rates.
- (iii) **Land Transfer from autonomous bodies to other Govt. agencies / departments:** Land forms valuable asset in the books of account of the autonomous bodies. Whenever these bodies are asked to part away with their assets (as is the case in case of DUSIB), they need to be adequately compensated at the market value or at least at the prevailing circle rates.
- (iv) **Land transfer from Govt. Departments and autonomous bodies to other autonomous bodies** (such as DMRC): DMRC is a commercial organization which develop commercial assets and disposes them at the prevailing market rates (often without payment of stamp duty). Further all along, private land has been acquired for DMRC at the prevailing market rates and at no point DMRC has ever objected to this arrangement. Therefore, rationale of providing government land at rates lower than circle rates is not fully understood.

⑥ 113. In view of the above, I am of the opinion that land belonging to DUSIB and Transport Department should be provided to DMRC at the prevailing circle rates, with multiplying factor of 1 as suggested vide option I on page 3/N.

⑦ 114. However in case option 2 (page-3/N) is considered by the Government, we may provide land to DMRC at 50% of the circle rates, however DUSIB which need resources to deal with the poorer section of society may be suitably compensated by the Government.

Pr. Secretary (Finance) *SS (Fin) on leave*
DB IV (Fin)

Pr. Secretary (L&B) *(Dharam Pal)*
Pr. Secretary

15.08.94

② 109. In light of the above, one of the following options may be considered for submission to the Hon'ble Lt. Governor for approval:-

Option 1 proposed by L&B Department

- (i) The empty government land owned by the Delhi Government Departments and entities like DUSIB, DSHDC may be allotted to government institutions including DMRC by calculating total land cost at the prevailing circle rates of the locality or the DDA inter departmental rates, whichever is higher and by employing the multiplying use factor @ 1 meant for public use / residential use. In this option the interest/concerns of the land owning agencies are taken care to a major extent vis-à-vis the revenues to be realized as land cost.

Option 2 proposed by Transport Department

- (ii) The option of the Transport Department to charge 25% of the prevailing circle rates or the inter-departmental DDA rates, whichever is higher and using multiplying factor @ 1 meant for residential use / public purposes for allotting empty government land is not likely to be accepted by the land owning departments considering the revenue realized will be 1/4 of those in option (i) above and infact will be very much on lower side vis-à-vis the prevalent market land rates.

③ 110. For submission through Finance Department, Govt. of NCT of Delhi, please.

Gm
1/6/2014
(G. SUDHAKAR)
ADDL. SECRETARY (L&B)

PR. SECRETARY (L&B)

627/18/2014/L&B
1/7/14

Govt. of NCT of Delhi
Finance (Exp-IV) Department

Sub: Transfer of land to DMRC for project work.

116. Matter regarding fixing of rates for land of DUSIB or other such autonomous body was referred to L&B Department for advice (please see at page 36/N) which has given its observation at pages 37-40/N. Number of alternative scenario have been suggested by Pr. Secretary (L&B). DUSIB contention may be seen at page 31/N whereby citing its weak financial position, it desired for fair valuation of its land which would be helpful to it in discharging its responsibilities.

117. The issue is to be addressed keeping in view the concern of DUSIB as well as funding pattern of DMRC and the decision of Govt. of India in this regard as well as practice/decision being followed so far. Accordingly the followings are suggested :

- (i) As per decision, transfer of land for Phase I and Phase II of the metro projects was made at inter-departmental rates fixed by ~~DDA~~ ^{PODA}. Similar pattern was decided for Phase III projects.
- (ii) As per funding pattern DMRC projects are financed through seven (07) sources and property developed by DMRC is one of the funding sources. In the approved cost of Phase III project of ₹35,242.00 crore, contribution of property development was ₹1586.00 crore (4.5%) which has been revised to ₹2337.00 crore (6.6%).
- (iii) Land acquisition by DMRC is also financed through Subordinate Debt by the two Governments.
- (iv) In case rates higher than the inter-departmental rates are considered the financial burden on the government will increase in terms of contribution towards funding of project through property development and Subordinate Debt for Phase III projects.
- (v) DUSIB may indentify its other properties for tapping the resources to improve its financial position.

118. In view of the above Govt. may continue to abide by the earlier decision of providing land by means of transfer at inter-departmental rates as fixed by DDA.

~~D.S.F. (E-IV)~~

D.O. (Exp-IV)

SP. Secretary (Fin) - on leave

~~Pr. Secretary (Fin)~~

[Handwritten signature]

3/4/2014

119. May kindly see note from page 41/N. It may be stated here that the matter regarding making availability of land for Delhi MRTS Project was considered by the Union Cabinet at the time of investment approvals for the project in September, 1996. Regarding land, the Cabinet had approved as follows:-

120. **“Land – Making available necessary Govt./Railways land required by the Project from the Ministry of Railways and other Ministries/Departments/Autonomous or Statutory bodies/ Agencies of GOI/GNCTD at inter-departmental transfer rates notified by the Ministry of UA&E for Govt. land and lease rates based on agreed market price in respect of Railway land and to acquire the identified private land during the years 1996-97, 1997-98 and 1998-99 and sharing the total cost between the GOI and GNCTD in equal proportions. The land so taken over/acquired for the project would be made over to the DMRC Ltd. on 99 years’ lease at a nominal rent of Rs.1/- p.a., treating the cost of acquisition as “premium” to be recovered as interest-free “subordinate debt” during the years 21-25 (i.e. after the senior debt has been fully repaid)”.**

121. The provisions relating to land conveyed by the Ministry of UD, Govt. of India while communicating the sanction of the President of India for implementation of phase-III of Delhi Mass Rapid Transit System project by DMRC at an estimated completion cost of Rs.35.242 crore including Central Taxes are reproduced below:-

122. **Land:-** “The land belonging to various Ministries/Departments as well as **autonomous/statutory bodies/agencies of the Government of India (GOI)/GNCTD**, which is required for the project, **will be taken over by GOI/GNCTD at inter-departmental transfer rates notified by the MoUD**”.

“ The total cost of the land to be transferred to DMRC Ltd. will be funded by the GOI and GNCTD in equal proportion in the form of interest-free subordinate debt to DMRC. The land so taken over/acquired for the project would be made over to the DMRC Ltd. on 99 years’ lease at a nominal rent of Rs.1/- per annum, treating the actual cost of acquisition as “premium” to be recovered as interest-free “subordinate debt during the years 21-25 (i.e. after the senior debt has been fully repaid by DMRC). Property development on land acquired by DMRC shall be governed by the guidelines issued vide Ministry’s order No. K-14011/8/2000-MRTS dated 30.3.2009”.

123. Revenue generation through property development is one of the approved funding sources for DMRC by the empowered Group of Ministers and Govt. of India. The total project cost of phase-III is ₹ 35,242 crore. Out of that it was originally proposed that ₹ 1586 crore will be mobilized by property development through DMRC, which is now proposed to be increased to ₹ 2337 crore.

124. Therefore, the objection that the land will be utilized for property development is not sustainable. Any reduction in achieving those property development targets by DMRC will only be additional burden on GNCTD. Therefore, the proposal from DUSIB, DSIIDC and Land & Building Department to charge 25% or 50% of the circle rates may not be agreed to.] x,

125. Considering the special provisions under Article 239 AA of the Constitution of India on matters relating to land, it would not be correct and legally sustainable to take a decision in respect of land repugnant to the decisions of Govt. of India. Since the decision of Govt. of India on the matter is very clear, as quoted above, it is the considered view of F.D. that land must be made available by all agencies of Govt. of NCT of Delhi including DSIIDC and DUSIB at inter-departmental transfer rates notified by the MoUD/DDA.

126. With the approval of Hon'ble L.G., appropriate instructions to comply with the decisions of the Govt. of India to make available land to DMRC at inter-departmental rates need to be issued to DSIIDC and DUSIB to settle the issue once for all. The project may get delayed by raising issues which have been settled long back at the Union Cabinet level and such delay may lead to both cost escalation and time over run.

127. Submitted please.

M
03/04/14

(Dr. M.M. Kutty)
Pr. Secretary (Finance)

Chief Secretary

Para 126 may be taken w.r.t 'x' of note above, for order.

Su
03.04/14
S.K. SRIVASTAVA
Chief Secretary

AJ NIWAS Delhi
17235
04-04/14
1023/PJSD
16419
Office of Chief Secretary
28/3/14
28/3/14
11.4.14

723/PJSD/LG
11/4/14
Secretary (UD)
11/4
C. Secy. (UD) Dr. M.M. Kutty
28/4/14
C. Secy. (UD) Dr. M.M. Kutty
10/4

L.G.
Su
11.04.14
S.K. SRIVASTAVA
Chief Secretary

Su
11.04.14
S.K. SRIVASTAVA
Chief Secretary

Dr. M.M. Kutty
15/4/14
Dr. M.M. KUTTY
Pr. Secretary (Finance)

44/N
128. Reference note above, an order on the subject
has been issued and placed opposite.
File is being returned herewith for f.n.c.

Gm
29/4/14

C-E-O.-D.H.S-7.B

duy

7-5-2014

~~DIRCAM~~

Keall

7/5/14

~~DD (PAL)~~

PR put - pas discussé.

AAJ

7/5/14

~~ADCPAL~~

2 V. Pal, HC

2
8/5/14

16/11
G-982
Date: 29/4/14
O.N.C. of D.H.S.
2527 AS
Office 29/4/14
DIRECTOR (ASAM)
Diary No. 1519
Date: 7/5/14
12210000/No
R-7210000/12210000
9/5/14

AGENDA ITEM NO - 15Agenda: Allotment of DUSIB Land to Delhi Metro Rail Corporation Ltd. (DMRC) and Directorate of Health Services (DHS)

The DUSIB has received four proposals from Delhi Metro Rail Corporation and eight proposals from Delhi Health Services Deptt. for allotment of land.

The land branch of DUSIB has confirmed the title of land being in favour of DUSIB and the proposal has been examined by the Planning Wing of DUSIB. The cost of land and ground rent has been calculated on the basis of policy approved in the 7th meeting of Board held on 04-07-2012 in respect of land proposed to be allotted to Department of Health Services (DHS) and DMRC on revised circle rate w.e.f. 05-12-2012. It is also pertinent to note here that the Finance Wing of DUSIB has advised that in case of allotment of land to DMRC, multiplicative use factor of 3 shall be applicable as the land being allotted to DMRC by DUSIB is being used for commercial purpose. The relevant notification issued by the Revenue Deptt. is Annexed. The detailed information in respect of 12 (twelve) cases of allotment of land to DMRC & DHS is elucidated below:

S r. N o.	Departme nt/Organi zation	Locality	Area/ measurement in Sq.mtrs.	Land use as per Lay out plan	Cost of Land	Ground Rent (p.a.)
1.	DMRC	Blk- 15, Trilokpuri	3558.98	Residential	40,38,01,87/-	1,00,55,047/-
2.	DMRC	Trilokpuri	8350.00	Khej Parisar	94,73,91,000/-	2,36,84,775/-
3.	DMRC	Rajouri Garden	5286.00	Green	1,68,70,37,472/-	4,21,75,973/-
4.	DMRC	Trilokpuri	2382.88	Green	27,03,61,565/-	67,59,039/-
5.	DHS	Sawada GhevraPh-III	3449.00	Hospital	6,67,76,089/-	16,69,402/-
6.	DHS	Sawada GhevraPh-II	1403.15	Poly Clinic	2,71,66,387/-	6,79,160/-
7.	DHS	Block -B, Bawana	1280.00	Dispensary	4,84,09,600/-	12,10,240/-
8.	DHS	Madipur	4775.33	Green/ Park	22,51,13,832/-	56,27,846/-
9.	DHS	Jawalapuri	8417.55	Residential	89,54,92,639/-	2,23,87,316/-
10.	DHS	Blk-26, Trilokpuri	2000.00	Facilities	7,56,40,000/-	18,91,000/-
11.	DHS	Blk-23, Trilokpuri	1000.00	Green	3,78,20,000/-	9,45,000/-
12.	DHS	Blk-19, Trilokpuri	8094.00	Local Shopping	30,61,15,089/-	76,52,877/-

The Board in its 7th meeting has approved the policy of charging of rates from different organizations for Institutional allotment of land. Board has decided that Govt.

institutions like hospital and PSUs may be allotted land on the basis of circle rates. In respect of land allotment to schools, rates of DDA are to be charged.

DMRC, however, requested to allot land on inter departmental rates approved by Ministry of Urban Development, Govt. of India. As DUSIB is not a Govt. Department and it has to generate its own resources to provide various services to the poor sections of the society, its request cannot be accepted. Further, its request cannot be accepted in the light of decision of the Board that land even to other departments of GNCTD is allotted on the basis of circle rates.

Board has approved that all cases of institutional allotment shall be placed before the Board for approval before allotment.

All the above lands proposed to be allotted to DMRC and DHS are Nazul land and for allotment of such land, approval of Hon'ble LG is required. However, before seeking approval of Hon'ble LG, approval of Board for allotment of these lands is solicited in terms of its policy decision.

The Board may like to accord approval to the above proposal for allotment of land to DMRC and DHS.

CALCULATION SHEET ON THE BASIS OF CIRCLE RATE, LAND TO BE ALOTTED TO DMRC

(1) <u>Block 15, Trilokpuri</u>	
(i) Area of land	- 3558.98 Sq.mtr.
(ii) Rate per Sq.mtr.	- 37820.00
(iii) Factor applicable	- 3 (Commercial)
(iv) Category of land	- G
(v) Cost of Land	- $3558.98 \times 37820.00 \times 3 = 40,38,01,871.00$
(vi) Ground Rent @2.5%	- 1,00,95,047.00
(2) <u>Trilokpuri, Khel Parisar</u>	
(i) Area of land Trilokpuri	- 8350 Sq.mtr.
(ii) Rate per Sq.mtr.	- 37820.00
(iii) Factor applicable	- 3 (Commercial)
(iv) Category of land	- G
(v) Cost of Land	- $8350 \times 37820 \times 3 = 94,73,91,000.00$
(vi) Ground Rent @2.5%	- 2,36,84,775.00
(3) <u>Rajouri Garden</u>	
(i) Area of land	- 5286 Sq.mtr.
(ii) Rate per Sq.mtr.	- 1,06,384.00
(iii) Factor applicable	- 3 (Commercial)
(iv) Category of land	- D
(v) Cost of Land	- $5286 \times 1,06,384 \times 3 =$ 1,68,70,37,472.00
(vi) Ground Rent @2.5%	- 4,21,75,937.00
4) <u>Trilokpuri</u>	
(i) Area of land	- 2382.88 Sq.mtr.
(ii) Rate per Sq.mtr.	- 37820.00
(iii) Factor applicable	- 3 (Commercial)
(iv) Category of land	- G
(v) Cost of Land	- $2382.88 \times 37820 \times 3 = 27,03,61,565.00$
(vi) Ground Rent @2.5%	- 67,59,039.00

Cost of land - $3358.98 \times 37820 \times 3 = 40,38,01,871.00$
Ground Rent @2.5% = 1,00,95,047.00

(2) Area of land at Trilokpuri 8350 Sq.mtr.
Factor applicable $8350 \times 37820 \times 3$
3 (Commercial)
Cost of land
 $8350 \times 37820 \times 3$
= 94,73,91,000.00
GR (P.A.)@2.5% = 2,36,84,775.00

(3) Area of land at Rajouri Garden -5286 Sq.mtr.
Category of land - D
Cost of land $-5286 \times 106384 \times 3$ per sq. mtr.
G.R. (P.A.) @2.5% = 1,68,70,37,472.00
= 4,21,75,937.00

(4) Area of land at Trilokpuri
Cost of land - $2382.88 \times 37820 \times 3$
= 27,03,61,565.00

ANNEXURE

697c

(TO BE PUBLISHED IN PART-IV OF THE DELHI GAZETTE EXTRAORDINARY)
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI REVENUE
DEPARTMENT, 5 SHAM NATH MARG, DELHI

No. F.1(152)/Regn.Br./Div.Com./HQ/2011/ 919

Dated 15/10/2011

NOTIFICATION

No. F.1(152)/Regn.Br./Div.Com./2011; In exercise of the powers conferred by section 27 and section 47A of the Indian Stamp Act, 1899 (2 of 1899) as in force in Delhi and in pursuance of the provisions of rule 4 of the Delhi Stamp (Prevention of Under-valuation of Instruments) Rules, 2007, read with the Ministry of Home Affairs, Government of India Notification S.O. 2709(41/2/66-Delhi), dated 7th September, 1966, and in supersession of this Government's Notification No.1 (281)/Regn. Br./HQ/Div. Com./09/45 dated 04.02.2011, the Lt. Governor of the National Capital Territory of Delhi, hereby revises and notifies, the minimum rates (circle rates) for valuation of lands and immovable properties in Delhi for the purposes and intent of the said Act and the rules made thereunder, as specified in Annexure I to this notification.

The above rates shall be taken into consideration for registration of instruments relating to lands and immovable properties in Delhi by all the Registering Authorities under the provisions of the Indian Stamp Act, 1899(2 of 1899) at the time of registration of instruments under the provisions of the Registration Act, 1908(XVI of 1908), having jurisdiction on the transaction placed before them for registration, under the provisions of the Indian Stamp Act, 1899 (2 of 1899), as in force in Delhi.

These revised rates shall come into force with effect from 16th Day of November, 2011.

By order and in the name of the
Lt. Governor of the National
Capital Territory of Delhi,

Rajesh Misra
(RAJESH MISRA)
Spl. Inspector General (Registration)

68/c

No. F.1(152)/Regn.Br./Div.Com./HQ/2011/ 919

Dated 15/11/2011

Copy to:-

1. The Pr. Secretary to L.G Delhi.
2. The Principal Secretary to the Chief Minister, Delhi.
3. The Pr. Secretary (GAD), Govt. of NCT of Delhi with one spare copy for its publication in Delhi Gazette Part-IV(extraordinary).
4. The Secretary, Govt. of India, Ministry of Home Affairs, North Block, New Delhi.
5. The Secretary to Finance Minister, Govt. of NCT of Delhi
6. The Secretary to Revenue Minister, Govt. of NCT of Delhi
7. OSD to Chief Secretary, Delhi.
8. The Pr. Secretary(Finance), Govt. of NCT of Delhi, Delhi Secretariat, New Delhi
9. All Dy. Commissioners(Revenue), ADMs, SDMs, Sub-Registrars/DIOs
10. State Informatics Officer, NIC, Delhi Secretariat, Delhi
11. PS to Divisional Commissioner, Delhi.
12. System Analyst with the request to make necessary changes in DORIS programme and also upload the notification on the web site of Revenue Department, GNCT of Delhi.
13. Guard file.

(RAJESH MISRA)

Spl. Inspector General (Registration)

ANNEXURE-I

Minimum Rates(Circle Rates) for valuation of Land and Properties for purposes of Registration under the Registration Act, 1908 in Delhi:-

1. Minimum Land Rates for Residential Use:-

Table- 1

Category of Locality	Minimum rate for valuation of land for residential use (in Rupees per square meter)
A	2,15,000
B	1,36,400
C	1,09,200
D	87,200
E	47,840
F	38,640
G	31,510
H	15,870

2. Minimum Land Rates for Commercial, Industrial and other uses:

The following multiplicative use factors shall be employed to the above minimum land rates for residential use while calculating the cost of land under different uses:-

Table- 1.1

Use	Residential	Public Purpose eg. Government School, Hospital etc.	Public Utili eg. Priva Schools, colleges, Hospitals.	Industrial	Commercial
Factor	1	1	2	2	3

* Definitions are as in the Unit Area Property Tax System.

3. Minimum rates for cost of constructions:

3.1 The base unit rate of cost of construction will be:

Table 1.2

Category of the Locality	Minimum rate of construction for residential Use (in Rs. per sq. mtr.)
(1)	(2)
A	14960
B	11870
C	9500
D	7600
E	6410
F	5600
G	4750
H	2370

3.2 The following multiplicative factors shall be employed to the minimum cost of construction for taking into consideration age of structures:-

Year of Completion	Prior to 19 1960	1960-69	1970-79	1980-89	1990-2000	2000 onwards
Age Factor	0.5	0.6	0.7	0.8	0.9	1.0

3.3 The following multiplicative factors to the above minimum of cost of construction for different types of structures shall be considered only for colonies in 'G' and 'H' Categories: -

Structure Type	Pucca	Semi-pucca	Katcha
Multiplicative factor	1.0	0.75	0.5

4. Minimum rates for built-up flats:-

Table 1.3

Category of flat Depending on Plinth & Area (square meters)	Minimum Built up rate (in Rs. per square meters) for DDA Colonies /Co-Operative & Group Housing Societies/ flats by private builders	Multiplicative factors for Private Colonies
up to 30 square meters	34,400	1.10
Above 30 and up to 50 square meters	37,200	1.15
Above 50 and up to 100 square meters.	45,200	1.20
Above 100 square meters.	52,000	1.25

4.1 For flats in buildings having more than four stories, a uniform rate per sq. mtr. of Rs. 60,000/-, will be taken as the minimum value of built up rate for DDA/Cooperative/Group Housing Societies in place of existing rates of Rs. 30,000/- per sq. mtr. by making 100% increase. For multistoried flats by private builders, a multiplicative factor of 1.25 shall be employed.

4.2 Where part plinth area, say one floor, of an independent property other than a flat is sold, the relevant minimum land cost may be taken for the proportionate plinth area sold, and minimum cost of construction applied on plinth area sold.

(RAJESH MISRA)
Spl. Inspector General (Registration)

2403/SS/14
28/7/14

ANNEXURE - ~~IV~~ V
127/C

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI

No. F-14 (42) Misc. IAL/2013/D-355

Date: 24/7/14

To
The Secretary (UD),
Govt. of NCT of Delhi,
9th level, C Wing,
Delhi Secretariat,
Delhi.

O/o Secretary Urban Development
Govt. of NCT of Delhi
25 JUL 2014
Dy. No. UD/2014/5603

1523/20/BSUP
28/7/14

- Ref:
1. Minutes of 10th meeting of the Board.
 2. Minutes of 7th meeting of the Board.
 3. Minutes of 8th meeting of the Board.
 4. Order of inter-departmental rates and approval of Hon'ble LG. (Copies attached).

Subject: Allotment of DUSIB land to DMRC.

Sir,

I am directed to invite your kind attention to Reference No. 1 i.e. 10th Board Meeting of Delhi Urban Shelter Improvement Board held on 25.06.2014. As per the minutes of meeting with regard to Agenda Items no. 04 & 12, the Board approved seven proposals to allot land to DMRC on inter departmental rates as conveyed by the Government of NCT of Delhi (Annexure-I).

Further, with regard to Ref. No. 2, the Board approved the allotment of land at circle rates to Govt. Institutions and PSUs(Annexure-II)

Further, kind attention is invited to Ref. No. 3. The Board in its VIIIth meeting held on 11.05.2013, had approved the three proposals for allotment of land to DMRC i.e. one land pocket measuring 5286.00 sq. mtr. at Rajouri Garden and two land pockets at Trilok puri measuring 3558.98 sq. mtr. & 2382.88 sq. mtr. respectively on circle rates as per the policy of the Board(Annexure-III). The amount payable to DUSIB was 2,36,12,00,908/- for the said three pockets of land. However, against this amount, the DMRC has paid only 8,32,77,038/- on the basis of inter departmental transfer rates, as a result of which DUSIB has incurred a loss of Rs. 227,79,23,870/- being the difference on payment at Circle Rates as per the policy of the Board and payment at inter-departmental rates as per the directions of the Government. Similarly the difference between the circle rates as per policy of the Board and the inter-departmental rates is Rs. 1,72,15,98,949/- for 07 (Seven) proposals regarding allotment of land to DMRC as approved by the Board in its 10th meeting(Annexure-IV).

bn file

2517

SSUD

PO (DUSIB)

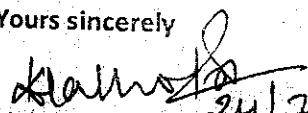
Contd...2/-

Thus, the total loss of DUSIB is Rs. 3,99,95,22,819/-. The Board also approved to request the Government to make provision of Rs. 3,99,95,22,819/- (Rs. Three Hundred Ninty Nine Crores Ninty Five lacs Twenty Two Thousand Eight Hundred and Ninteen) to compensate the financial loss incurred by the DUSIB. The details of allotment of land to DMRC in a total of 10(ten) cases as approved by the Board is annexed as (Annexure V).

It is, therefore, requested that a provision of Rs. 3,99,95,22,819/- as grant in aid may be made in favour of DUSIB so that DUSIB does not suffer any monetary loss after complying with the directions of the Government.

In terms of Section 28 of DUSIB Act, 2010 (Annexure-VI), the Government is required to make due provision for any financial liability to the Board arising directly in consequence of any such directions:

Yours sincerely



24/7/14

(KAMAL MALHOTRA)

DIRECTOR (ASSET MANAGEMENT)

Phone No.: 23378571

E.mail address: kamal.malhqtra166@gmail.com

ANNEXURE - VI
12/12

V.K. Jain, IAS
Chief Executive Officer



DELHI URBAN SHELTER IMPROVEMENT BOARD
दिल्ली शहरी आश्रय सुधार बोर्ड

Govt. of National Capital Territory of Delhi

राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार

Delhi - 110 002

दिल्ली-110 002

D.O. No. DD/IAL/DMRC/DUSIB/15/11-~~955~~ D-541

Dated 01.09.2015

O/o Director, Local Bodies
Govt. of NCT of Delhi
03 SEP 2015
Dy. No. DIB/7486

19/4/DS/18801
08/09/15

Dear Sir,

I am to bring to your kind notice that after the enactment of DUSIB Act-2010, the DUSIB has allotted 10 pockets of land at different places to DMRC. The list of these land pockets is annexed. In compliance of order dated 29.4.2014 issued by Land & Building Department, Government of NCT of Delhi, the DUSIB has allotted these lands to DMRC on inter-departmental rates in place of circle rates. As a result, DUSIB had to incur huge loss of revenue amounting to Rs.399.95 crore.

examined
purge
copy

The Board, in the meeting dated 26.05.2014 has approved to refer the matter to the Urban Development Department, Govt. of NCT of Delhi, for making necessary provision of Rs. 399.95 crore, so as to compensate the losses incurred by the Board. This is in accordance with Section 28 of the DUSIB Act-2010, wherein "Government has power to issue directions to the Board in relation to management of Board, and Board is bound to comply with such directions. Government, however, shall make provisions for any financial liability arising in consequence of such directions".

3.1.15
DS (DUSIB)
2004/09/14
3/9/15

You will appreciate that the precarious monetary situation of DUSIB can be resolved to a great extent if the loss, as stated above, is recouped by Urban Development Department, GNCTD, to DUSIB.

DS (DUSIB)
Review with background
4/9
P.O. (DUSIB)

Encl: As above

With regards,

Yours Sincerely

(V.K. JAIN)

Shri Chetan B. Sanghi, IAS
Pr. Secy. (UD),
Govt. of NCT of Delhi,
9th Level, Delhi Secretariate,
I.P. Estate, New Delhi-110002



Agenda Item No.5**Sub.: Regarding allotment of Institutional land to Government Departments and others.**

A proposal was placed before the BOARD in its 6th meeting held on 23.2.2012 vide its agenda item No.4 in respect of allotment of institutional land.

The Board resolved in the above said meeting that the allotment of Institutional land may be restricted to the Government Departments (especially Health and Education) and government of utilities. It was further resolved that the DUSIB may decide the rates in this regard in consultation with the Government.

A proposal was accordingly forwarded to the Govt. of Delhi for its consideration and decision. The proposal of the DUSIB and views of the Planning Department of the Government of Delhi may kindly be seen as under:-

S.No.	Proposal of the DUSIB	Views of the Planning of the Govt. of Delhi
1.	Allotment of land to government institutions such as Hospitals, PSUs and Schools may be made on the basis of circle rates on lease basis.	The circle rates are meant for the purpose of registration of land and charging stamp duty thereon. As such the circle rates may not be kept as a criteria for allotment of land to government institutions. Therefore the DUSIB may allot land to various government departments on the rates fixed by the L&DO, Ministry of UD, GOI. These rates are updated on yearly basis by the GOI.
2.	In other cases (i.e. other than government) land may be allotted either on prevailing market rates or may be auctioned /tendered on case to case basis on lease basis after the approval from the	In other cases, DUSIB may auction the land with the condition that minimum reserve price of the land shall not be less than the market rates /circle rates of that area.

	board.	
3.	In respect of allotment of land to CNG and petrol pumps, the policy of the DDA may be adopted.	Policy for allotment of land on annual license fee basis is meant for petrol pumps/CNG stations by the DDA. Such policies for allotment of land on annual license fee basis may not be adopted.

In addition to above, the observations of Pr. Secretary (Finance), Govt. of NCT of Delhi may kindly be seen as under :-

" Land is a reserved subject. It is hoped that the DUSIB would keep this in mind while formulating any policy for land/landed assets disposal. Accordingly, it may be desirable that whatever policy is intended, administrative department will take appropriate action for obtaining approval of the competent authority i.e. Council of Ministers and HE L.G.

Further, even though allotment to government departments /institutions may or may not have been a policy of the erstwhile S&JJ Department, there would have been an 'allotment' policy. There would have been guidelines, rates etc. for such allotments. It would have been approved by a competent authority. These could be usefully relied upon to evolve a policy for DUSIB.

In this matter, consulting both Revenue and L&B departments could be of assistance also. Besides, points made by Planning Deptt may be kept in mind. "

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 salary to officers and employees etc. At present, the DUSIB is releasing the payment of salary to the staff from capital receipts/loans etc. which will also lapse shortly. Further, as the DUSIB has been constituted in 2010, the earlier allotment policies are no more applicable.

In view of the above, the following proposal is submitted in respect of the rates to be charged from different categories of allotments in DUSIB :

1. Govt. Institutions i.e., Schools, Hospitals and PSUs may be allotted the land on the basis of Circle Rates on lease basis.
2. In other cases, the land may be allotted either on prevailing market rates OR may be auctioned / tendered on case to case basis on lease basis after the approval from the 'Board.'
3. In certain cases, the allotment of land by DDA is made on annual licence fee basis. These are allotment of land to petrol pump and to the CNG Stations. In case of allotment of land for petrol pump the DDA fixes the licence reserve price and then auctions the plot. In case of the allotment to IGL for CNG stations, DDA has fixed allotment price as 75% of the reserve price of petrol pump. The copy of the DDA allotment policy on licence fee basis is placed at Annex. -'A'. This policy of allotment on licence fee seems to be reasonable and can be adopted by DUSIB as well.

The proposal above may kindly be considered for approval by the BOARD.

**DELHI URBAN SHELTER IMPROVEMENT BOARD
PUNARWAS BHAWAN
I.P.ESTATE NEW DELHI-110002
e-mail: delhishelter@gmail.com**

Minutes of the Seventh Meeting of the Delhi Urban Shelter Improvement Board held on 4th July, 2012 at 11.30 A.M. in the Conference Hall No.2, Level-2, Delhi Secretariat, I.P.Estate, New Delhi

1. List of the participants is enclosed.
2. The Chairperson welcomed all the participants and requested CEO DUSIB to initiate the proceedings. Thereafter, the CEO DUSIB presented the agenda before the Board. The Board deliberated on various agenda items and following decisions were taken:
3. Decisions on the agenda items.

Agenda Item No.1 - Confirmation of the Sixth Board meeting and Action Taken Report

The Board confirmed the minutes and action taken report of the Sixth Board meeting held on 23-02-2012.

Agenda Item No.2 - Status note regarding the relocation/allotment of flats to eligible slum dwellers constructed under JNNURM.

The Board noted the progress regarding relocation / allotment of flats to eligible slum dwellers and directed that the allotment letters to the allottees may be issued immediately. The Board further directed that relocation of other eligible beneficiaries may be expedited.

Agenda Item No.3 Regarding grant of freehold/ownership rights to the allottees/ occupants of 45-JJ Resettlement Colonies.

After detailed deliberation the Board decided that the rates to be charged for the conferment of the ownership rights to different categories of occupants shall be

Agenda Item No. 4 (B): Regarding allotment of encroached open Plot No. 18/352, Bagh Kare Khan, Kishan Ganj to Gurudwara Gur Sangat Sahib(Regd.)

The Board decided that allotment of land be made for religious purpose at market rate on lease basis with the condition that in case any misuse of land is reported other than the specified purpose the lease shall stand terminated without notice. In case the payment of cost of land as per market rate is not made by the Management Committee of Gurudwara Gur Sangat Sahib(Regd.), the land shall stand retrieved to the Board.

Agenda Item No. 5: Regarding allotment of Institutional Land to Government Department and others.

The Board agreed to the proposal of rates to be charged for different categories of Institutional Allotment in DUSIB with the sole exception of land to be allotted to schools of GNCTD. It was decided that in such cases rates as per DDA be charged. The loss of revenue incurred therein shall be compensated by grant in aid by Delhi Govt. All cases of Institutional allotment shall be placed before the Board for approval before allotment.

Agenda Item No. 6: Award of work for EWS / Slum Relocation houses to be constructed under BSUP of JNNURM at Bhalswa, Jahangir Puri

(6A) Name of work: Construction of 3400 Nos (G+4) five storeyed EWS Houses under JNNURM for slum dwellers at Pocket-II, Bhalswa Jahangir Puri, Delhi

The Board approved the acceptance of tenders in favour of M/s Supreme Infrastructure India Ltd. on their quoted rates 40.48% above the estimated cost put to tender on contractual amount of Rs. 1,72,29,21,265/- (Rs. One Hundred Seventy Two Crores Twenty Nine Lakhs Twenty One Thousand Two Hundred Sixty Five only).

Sr. No	Area in Sq Mtr.	Location	Land use as per LOP	Land use as per Zonal Plan	Cost of Land as per Circle Rates per Sq. mtrs.	Ground Rent @2.5% Per Annum
1.	755	Blk-8 Opp.H.N.22 Dakshin Puri Extn. Delhi	N.School (Park)	Residential	@Rs.46,200/- 3,48.81,000/-	8,72,025/-
2.	2579.38	Blk-Z Opp Plot No.2/293 Dakshin Puri. Delhi	N. School + Park	Residential	@Rs.46,200/- 11,91,67,356/-	29.79.184/-
3.	2114	Block-E,Pkt-II DakshinPuri, Delhi	N.School+ Open	Residential	@Rs.46,200/- 9,76,66,800/-	24,41,670/-
4.	1428.46	Block-B, Opp.H.No.309, Dakshin Puri	N.School	Residential	@Rs.46,200/- 6,59,94,852/-	16,49,871/-
5.	2154(provisio nal)	Kh.No.215, Opp. C-1 Blk, Bhalaswa JJ Colony, Delhi		Residential	@Rs.46,200/- 9,95,14,800/-	24,87,870/-
6.	6000	Kh.No.638, Near EWS Houses at JJ Colony, Bhalaswa, Delhi	Primary School	Residential	@Rs.46,200/- 27,72,00,000/-	69,30,000/-
7.	7288	Kh.No.603, A-1, Blk, JJ Colony, Bhalaswa, Delhi	P.School +BVK+Site Off+Park	Residential	@Rs.46,200/- 33,67,05,600/-	84,17,640/-
8.	7288	Kh.No.604, A-1, Blk JJ Colony, Bhalaswa, Delhi	P.School +BVK+Site Off+Park	Residential	@Rs.46,200/- 33,67,05,600/-	84,17,640/-
9.	1416.20	Kh.No.78, C- Block, JJ Colony, Bhalaswa, Delhi	P.School	Residential	@Rs.46,200/- 6,54,28,440/-	16,35,711/-
10	988.20	H-Block, Near CSC, Sunder Nagari, Nand Nagari Extn Delhi	N.School	Residential	@Rs.56,640/- 5,59,71,648/-	13,99,291/-
11	463.50	Opp. Plot No.204 Ph-II, 9 mtr Road, New Seemapuri, Delhi	N.School	Residential	@Rs.56,640/- 2,62,52,640/-	6,56,316/-
12	3374.85	Sect. 3, Ph-I, Dwarka, Delhi	Primary School	Residential	@Rs.1,27,680/- 43,09,00,848/-	1,07,72,521/ -
				Residential	1,94,63,89,584/ -	4,86,59,739/ -

**DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
PUNARWAS BHAWAN, NEW DELHI-11 00 02**

No.

D/449/R.P.Cell/2015

Dated: 11-12-2015

To,

The Principle Secretary,
Department of Urban Development,
9th Level, C.Wing, Delhi Secretariat,
New Delhi-02.

Sub: - Disposal of Residential/Commercial plots at various locations in Delhi.

Sir,

I am directed to refer to the subject noted above and to inform that in its 14th meeting held on 05.10.2015 Delhi Urban Shelter Improvement Board has decided that the list of plots proposed to be disposed off through e-auction will be forwarded to the Department of Urban Development, GNCTD, in order to explore its utilization by other Government Departments. However, this process of offering the plots/properties of DUSIB to other Departments of GNCTD should be finalized/concluded in a span of one month. In the event of any plot/property required by any Department of GNCTD, the same would be transferred to that Department by DUSIB on receipt of the advance payment of prevailing Circle Rates.

The remaining plots/properties would be disposed of after obtaining the approval of GNCTD Cabinet.

With a view to implement the decision taken by the DUSIB in its 14th meeting held on 05.10.2015, the list indicating 716 properties is annexed for taking further action. The concerned Executive Engineer may be contacted on the telephone number shown against each Executive Engineer for clarification, if any. It is also pertinent to mention here that these vacant residential/commercial plots have prescribed land use as specified in the Lay Out Plan (LOP) of the respective areas.

Yours faithfully,


(Sanjeev Mittal)
MEMBER(POWER)

Vacant Land / Plots below 100 Sqm pertaining to DUSIB (Verified)

SRS Colonies

SN	AC No./AC Name	Name of the MLA	Name of SRS	Location	No. of Plots/ Units	Area of Each Unit sqm	Area (Sqm)	Land use	Remarks
1	37 Palam	Ms Bhavna Gaur	Dwarka	Sector-7	9	10.00	90.00	Commr	SP 2.50x4.00 m =10.00
2	34 Maitala	Sh Gulab Singh	Dwarka	Sehyog Vihar (Site 3)	1	47.25	47.25	Commr	(18.90 X 2.50) m
3	34 Maitala	Sh Gulab Singh	Dwarka	Sehyog Vihar (Site 4)	1	59.80	59.80	Commr	15.00 + 11.00 X 4.60
4	34 Maitala	Sh Gulab Singh	Dwarka	Sehyog Vihar (Site 2)	1	38.52	38.52	Commr	12.40 + 9.00 X 3.60 2.00
5	34 Maitala	Sh Gulab Singh	Dwarka	Sector-3, Ph-II, Dwarka	1	99.00	99.00	Commr	
6	31 Vyas Puri	Sh Mahinder Yadav	Bakkarwala	Block-B	1	80.00	80.00	ESS	Adjoining to UGR 10x8 m
7	31 Vyas Puri	Sh Mahinder Yadav	Bakkarwala	Block-D	1	80.00	80.00	ESS	Adjoining to Milk booth 9.00X8.90 m
8	31 Vyas Puri	Sh Mahinder Yadav	Bakkarwala	Block F	1	89.15	89.15	Commr	Shop plot 17.83x5.0 m
9	31 Vyas Puri	Sh Mahinder Yadav	Bakkarwala	Block D	11	15.00	165.00	Commr	SP DTP (3x5)m
10	31 Vyas Puri	Sh Mahinder Yadav	Bakkarwala	Block B Abutt 6 m Road	11	13.50	148.50	Commr	12.80 x 7.75 m
11	8 Mundka	Sh Sukhvir Singh	Savda Ghewra Ph-I	Block-G	1	80.00	80.00	ESS	Public Utility
12	8 Mundka	Sh Sukhvir Singh	Savda Ghewra Ph-I	Block-K	1	80.00	80.00	ESS	PU
13	8 Mundka	Sh Sukhvir Singh	Savda Ghewra Ph-	Block-M	1	80.00	80.00	ESS	PU
14	8 Mundka	Sh Sukhvir Singh	Savda Ghewra Ph-	Block-E	1	80.00	80.00	ESS	PU
15	8 Mundka	Sh Sukhvir Singh	Savda Ghewra Ph-	Block-L	2	80.00	160.00	ESS	PU
16	8 Mundka	Sh Sukhvir Singh	Savda Ghewra Ph-	Ph-III	23	13.50	310.50	Commr	Shop Plots (3.0x4.50) m
17	5 Badli	Sh Ajesh Yadav	SRS Bhalaswa	C-2 Block	1	27.28	27.28	Commr	Built up shop in dilapidation
18	5 Badli	Sh Ajesh Yadav	SRS Bhalaswa	C-2 Block	2	21.08	42.16	Commr	2 No. Built up shops@21.08 each in dilapidation condition
19	5 Badli	Sh Ajesh Yadav	SRS Bhalaswa	A-2 Block	1	20.46	20.46	Commr	Built up shop in dilapidation
20	5 Badli	Sh Ajesh Yadav	SRS Bhalaswa	A-2 Block	1	21.08	21.08	Commr	Built up shop in dilapidation
21	5 Badli	Sh Ajesh Yadav	SRS Bhalaswa	A-2 Block	1	25.42	25.42	Commr	Built up shop in dilapidation
22	7 Bawana	Sh Ved Prakash	Sahabad Daulatpur	Old A-Block	2	19.00	38.00	Commr	Built up Shop 3.75x4.0 m = 15.5sqm + Ver 3.84x1.05 m = 4.5sqm
23	6 Rimala	Sh Mohinder Goyal	Samaipur Badli (Amar)	Amar Jyoti Colony	4	12.00	48.00	Commr	Built up Shops 3.0x4.0 m
24	7 Bawana	Sh Ved	SRS Bawana	Block A	8	10.00	80.00	Commr	Shops 2.5x4.0 m
25	7 Bawana	Sh Ved	SRS Bawana	Block C	3	10.00	30.00	Commr	Shops 2.5x4.0 m
26	7 Bawana	Sh Ved Prakash	Sector-26, Ph-IV	Ph-IV Rohini	5	10.00	50.00	Commr	SP Addl. Info. 2.50x4.0Each
27	1 Narela	Sh Sharad Kumar	SRS Narela	Pkt.-14 Sector-A-5	1	44.00	44.00	Commr	SP Addl. Info. 2nos. Shops @2.50x4.00 m 2nos R. Shops@
28	1 Narela	Sh Sharad Kumar	SRS Narela	Pkt.-14 Sector-A-5	1	25.00	25.00	Commr	1 nos. M. Booth@ 5.00x5.00
29	1 Narela	Sh Sharad Kumar	SRS Holambi	Block-B	5	10.00	50.00	Commr	SP Addl. Info. Snos.@2.50x4.00

30	1	Narela	Sh Sharad Kumar	SRS Holambi	Block-A	5	10.00	50.00	Commr	SP Addl. Info. 5nos.@2.50x4.00
31	1	Narela	Sh Sharad Kumar	SRS Holambi	Block-B	5	10.00	50.00	Commr	SP Addl. Info. 5nos.@2.50x4.00
32	1	Narela	Sh Sharad Kumar	SRS Holambi	Block-C	2	10.00	20.00	Commr	SP Addl. Info. 2nos.@2.50x4.00 m
33	1	Narela	Sh Sharad Kumar	SRS Holambi	opposite plot no. 848, 849	2	10.00	20.00	Commr	(2.50x4.0)m
34	1	Narela	Sh Sharad Kumar	SRS Narela	Pkt.-04 Sector-A-6	1	89.00	89.00	Commr	SP Addl. Info. 4 nos. Shops@2.50x4.00 m 2 nos. Shops@3.00x4.00 m 1 nos. Milk
35	1	Narela	Sh Sharad Kumar	SRS Narela	Pkt.-07 Sector-A-10	1	75.00	75.00	Commr	SP Addl. Info. 5 shop@2.50x4.00 m 1 Milk Booth 5.00x5.00

JJR Colonies

SN	Plot No./AC Name	Name of JJR	Location	No. of Plots/Units	Area of Each Unit sqm	Area (Sqm)	Land use	Remarks	
1	Madipur	Sh Girish Soni	Madipur	Plots at L.S.C Madipur 1 to 18	18	10.00	180.00	Commr	LSC 18x10.0=180, 10@(2.50 x 4.00 m.)
2	Madipur	Sh Girish Soni	Madipur	Plots at L.S.C Madipur 1 to 18	18	15.00	270.00	Commr	LSC 18x15.0=270, 15@(3.00x5.00)
3	Madipur	Sh Girish Soni	Madipur	Plots at L.S.C Madipur 8 No.	8	5.00	40.00	Commr	LSC 8x5.0=40 5@(2.00x2.50)
4	Madipur	Sh Girish Soni	Madipur	WZ -152 VILLAGE MADIPUR	1	80.00	80.00	Resi	Resi Trapezoidal Shape
5	Rajouri Garden	Sh Jarnail Singh	Khyala	36 Nos. Plots at site & service at Hot mix Plant Khyala	11	12.50	137.50	Resi	19 u/n encroachment/6 allotted to I&F
6	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Resi plots of D1-Block Nand Nagri (Plot No. - 28,34,84,88,114,133,138,150,173,177,186,206,250,)	13	21.00	273.00	Resi	Corner Plot 3.00x7.00 m
8	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Resi plots of D1-Block Nand Nagri (Plot No. - 35,89,172)	3	21.00	63.00	Resi	3.00x7.00 m
9	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Resi plots of D2-Block Nand Nagri Plot No. 368,382,406,413)	4	21.00	84.00	Resi	Corner Plot 3.00x7.00 m
10	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Resi plots of D3-Block Nand Nagri (Plot No. -	5	36.00	180.00	Resi	4.00x9.00 m
11	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Resi plots of D3-Block Nand Nagri (Plot No. -	1	36.00	36.00	Resi	Corner Plot 4.00x9.00 m
12	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Resi plots A3-Block Nand Nagri Plot No. - 7,14,15,16,17,18)	6	40.00	240.00	Resi	4.00x10.00 m
13	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Commercial plots LSC A-Block Nand Nagri Plot No.- 9,10,11,14,15,16,17,18)	8	10.00	80.00	Commr	LSC 2.50x4.00 m
14	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Commercial plots LSC A-Block Nand Nagri Plot	1	70.00	70.00	Commr	LSC Corner plot 5.00x14.00 m
15	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Commercial plots LSC A-Block Nand Nagri Plot No.- A2, A3	2	70.00	140.00	Commr	LSC 5.00x14.00 m
16	Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Commercial plots LSC A-Block Nand Nagri Plot No.- 29,35,36,42,43,49,50,56,57,68, 69,70,73,74,77,80)	16	6.00	96.00	Commr	LSC Corner plot 2.00x3.00 m

17	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Commercial plots LSC A - Block Nand Nagri Plot No.- 30,31,32,33,34,37,38,39,40,41, 44,45,46,47,48,51,52,53,54,55, 58,59,66,67,75,76,81,82)	28	6.00	168.00	Commr	LSC 2.00x3.00 m
18	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Commercial plots LSC B - Block Nand Nagri (Plot No. -	3	30.00	90.00	Commr	LSC 4.00x7.50 m
19	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Commercial plots LSC B - Block Nand Nagri (Plot No. - 68,69)	2	70.00	140.00	Commr	LSC 5.00x14.00 m
20	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Community Shopping Centre (Punarwas Bazar) Nand Nagri near Gagan cinema Plot No. - 2,9,10,11,12,13,16,17,18,19	16	15.00	240.00	Commr	LSC 3.00x5.00 m
21	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Community Shopping Centre (Punarwas Bazar) Nand Nagri near Gagan cinema Plot No. 14,15,28,47,55,71,79, 88,93,97,98,110,123,150,166,1 84,217,285,311,319,345,352,3	23	15.00	345.00	Commr	LSC Corner plot 3.00x5.00 m
22	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	DO-PlotNo. 30,35,39,40,43,44,49,52,57,58, 59,62,63,68,70,73,74,75,76,77, 78,80,81,83,84,85,89,90,91,95, 96,99,101,104,106,107,112,11 3,117,118,120,126,128,129,13 1,132,133,134,135,138,140,14 5,148.)	53	10.00	530.00	Commr	LSC 2.50x4.00
23	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Do (Plot No. - 154,158,160,162,170,172,174, 175,176,181,185,186,188,190, 192,195,197,199,205,209,210, 211,212,213,214,215,222,223, 225,226,227,228,230,233,237, 239,240,241,243,245,248,254, 255,259,260,261,266,267,271, 273,274,276,277,280,281,283, 286,290,292,294,295,297,298, 301,302,303,304,314,322,324, 326,329,333,336,337,340,342, 346,347,348,349,350,351,355, 356,358,362,364,365)	89	10.00	890.00	Commr	LSC 2.50x4.00
24	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Do (Plot No. - 29,37,38,)	3	13.00	39.00	Commr	LSC Corner Plot
25	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Do (Plot No. - 124,149)	2	12.00	24.00	Commr	LSC Corner Plot
26	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Do (Plot No. - 335,344,361)	3	14.00	42.00	Commr	LSC Corner Plot 3.50x4.00
27	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Do (Plot No. - 318)	1	14.00	14.00	Commr	Plot 3.50x4.01
28	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Commercial plots LSC in front of Block - I at Nand Nagri Extension (Plot No.- 1,6,10,11,15,16,20,)	7	13.50	94.50	Commr	LSC (Block towards ESS 1 only) Corner Shop Plot 3.00x4.50 m
29	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Do Plot No.-2,3,4,5,7,8,9, 12,13,14,17,18,19,)	13	13.50	175.50	Commr	LSC 3.00x4.50 m
30	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Block towards Masjid (Plots NO. 1,4,5,6,7,12,13,18,)	8	13.50	108.00	Commr	LSC (Block towards Masjid) Corner Shop Plot 3.00x4.50 m
31	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Do (Plot No. - 2,3,4,8,9,10,11,14,15,16,)	10	13.50	135.00	Commr	LSC 3.00x4.50 m
32	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Block towards Masjid (Plots NO. -1,5,7,8,10,15,)	6	4.32	25.92	Commr	LSC (Block towards Masjid) Corner Platform plot 1.80x2.40 m

32	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Do (Plot No. - 2,3,4,6,9,11,12,13,14,)	9	4.32	38.88	Commr	LSC 1.80x2.40 m
34	63 Seemapuri	Sh Rajendra Pal Gautam	Old Seemapuri	DDA Indra Market, Shop No.-64,121,123,125.	4	4.32	17.28	Commr	LSC 1.80 X 2.40 m
35	63 Seemapuri	Sh Rajendra Pal Gautam	Old Seemapuri	DDA Indra Market, Shop No. 124	1	4.32	4.32	Commr	LSC Corner platform plot
36	63 Seemapuri	Sh Rajendra Pal Gautam	New Seemapuri	Fruit and Vegetable market E Block, stall no.-4	1	4.32	4.32	Commr	LSC stalls No. 4 of size 1.80 m X 2.40 m
37	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Milk Booth	1	25.00	25.00	Commr	LSC 5.00x5.00 m
38	63 Seemapuri	Sh Rajendra Pal Gautam	Nand Nagri	Vegetable Booth	1	25.00	25.00	Commr	LSC 5.00x5.00 m
39	4 Adarsh Naga	Sh Pawan Kumar	Jahangir puri	B-Block (LSC) Thara No. 45	1	4.32	4.32	Commr	Thada No Encroachment
40	4 Adarsh Naga	Sh Pawan Kumar	Jahangir puri	Block B-3 Market Thara No. 137 & 142	2	4.32	8.64	Commr	Thada No Encroachment
41	4 Adarsh Naga	Sh Pawan Kumar	Jahangir puri	Block G-1 Market Thara No. 16	1	4.32	4.32	Commr	Thada No Encroachment
42	4 Adarsh Naga	Sh Pawan Kumar	Jahangir puri	Block G-1 Market Thara No. 17,57	2	4.32	8.64	Commr	Thada closed with brick wallsand roof constructed. No Encroachment
43	4 Adarsh Naga	Sh Pawan Kumar Sharma	Jahangir puri	Block G-1 Market Thara No. 64	1	4.32	4.32	Commr	Thara closed with brick wallsand roof constructed. No Encroachment One unauthorized room constructed in the passage in front of the thara

Tenements Colonies

SN	AC No./AC Name	Name of Tenements	Location	No. of Plots/Units	Area of Each Unit sqm	Area (Sqm)	Land use	Remarks	
1	29 Tilak Nagar	Sh Jarnail Singh	Tilak Vihar	CSC Near UGR Tilak Vihar	5	12.00	60.00	Commr	CSC Vacant Plot @ 3x4 m
2	29 Tilak Nagar	Sh Jarnail Singh	Tilak Vihar	CSC Near UGR Tilak Vihar	26	4.41	114.66	Commr	CSC 26 Fruit & Vegetable built up Stalls
3	29 Tilak Nagar	Sh Jarnail Singh	Tilak Vihar	CSC Near 20 Block Gurudwara	16	4.41	70.56	Commr	CSC Builtup F/V stalls @ 1.80x2.45
4	29 Tilak Nagar	Sh Jarnail Singh	Tilak Nagar	Shops at 288 Tenements Tilak Nagar	2	10.00	20.00	Commr	CSC 2 Vacant built up Shops@ 2.5x4
5	41 Langpura	Sh Praveen Kumar	Sarai Kale Khan	Sarai Kale Khan	2	10.00	20.00	Commr	Shop plots No. 9 & 10 @ (2.50 x 4)
7	41 Langpura	Sh Praveen Kumar	Sarai Kale Khan	Sarai Kale Khan	1	4.41	4.41	Commr	Shop plots No. 22 @ (1.80 x 2.45)
8	44 RK Puram	Ms Parmila Tokas	Ekta Vihar Sec-VI, RK Puram	Ekta Vihar Sec-VI, RK Puram	10	12.50	125.00	Orphan	For Orphan House @ (10 x 12.5)
9	50 Greater Kailash	Sh Saurabh Bhardwaj	Kalkaji	Kalkaji	9	40.00	360.00	Commr	Local shopping center shop plots @ 9 x (4 x 10)

Other Colonies

SN	AC No./AC Name	Name of Others location	Location	No. of Plots/Units	Area of Each Unit sqm	Area (Sqm)	Land use	Remarks	
1	26 Madipur	Sh Girish Soni	Raghubir Nagar	Sector F & G, Shivaji Enclave (Plot No. FD-64)	1	70.00	70.00	Resi	Existing Shrubs in the whole plot & Surround with Boundary Wall @ (5.00 x 14.00)
2	26 Madipur	Sh Girish Soni	Raghubir Nagar	Sector F & G, Shivaji Enclave (Plot No. FE-45 to FE-55)	11	70.00	770.00	Resi	Existing Shrubs/three no. trees in teh whole plots and Surround with boundary wall
3	26 Madipur	Sh Girish Soni	Raghubir Nagar	Sector F & G, Shivaji Enclave (Plot No. FE-56 to FE-63)	8	70.00	560.00	Resi	Existing shrubs/ and malba in the whole plots and Surround with boundary wall
4	26 Madipur	Sh Girish Soni	Raghubir Nagar	Sector F & G, Shivaji Enclave (Plot No. FC-1)	1	98.00	98.00	Resi	Existing one well of 1.4 m. Dia in the centre of the plots @ (6.00+8.00)

5	26	Madipur	Sh Girish Soni	Raghubir Nagar	Sector F & G, Shivaji Enclave (Plot No. FC-3,6,9)	3	84.00	252.00	Resi	Existing 1 tree and lying malba in the whole plot @ (6.00x14.00)
6	26	Madipur	Sh Girish Soni	Raghubir Nagar	Sector F & G, Shivaji Enclave (Plot No. FC-107)	1	70.00	70.00	Resi	Existing one tree in the plot and surrounded with boundary wall. Three nos. of Jhuggies are on
7	26	Madipur	Sh Girish Soni	Raghubir Nagar	Sector F & G, Shivaji Enclave (Plot No. FC-24)	1	87.85	87.85	Resi	Existing shrubs in the whole plot & Surround with Boundary Wall @ (4.85x7.70)/2x14.00
8	10	Sadar Bagh	Sh Som Dutt	Shahzada Bagh, Industrial	Shahzada Bagh, Industrial Area, Ph-II	1	40.00	40.00	Commr. Manufacture & Service Industry	Plot No. 163
9	10	Sadar Bagh	Sh Som Dutt	Shahzada Bagh,	Shahzada Bagh, Industrial Area, Ph-1	3	15.00	45.00	Commr. Manufacture & Service Industry	Plot No. 149, 189 & 27
10	10	Sadar Bagh	Sh Som Dutt	Shahzada Bagh	Shahzada Bagh, Industrial Area, Ph-2	74	40.00	2960.00	Commr. Manufacture & Service Industry	To be Developed in 3 Land pockets. Plot No. 218 to 291
11	10	Sadar Bagh	Sh Som Dutt	Slum Katra	Bounded land opposite Usha Mata Mandir	1	48.00	48.00	Resi	Boundary wall exists.
12	10	Sadar Bagh	Sh Som Dutt	Slum Katra	Prop. No. 458/XVIII, Kashmiri Bagh	1	59.15	59.15	Resi	Boundary wall exists.
13	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 6351/XV (part), Sikli Garan Nabi	1	7.92	7.92	Resi	Boundary wall to be constructed.
14	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 5761-65/XV (Part), Sikli Garan Nabi Karim	1	32.80	32.80	Resi	Boundary wall in dilapidated condition.
15	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 6111/XV, Gali Ravi Das, Nabi Karim	1	57.22	57.22	Resi	That portion of community hall at prop. No.6108/XV, Nabi Karim
16	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 6298-6302/XV, Gali Ravi Das, Nabi Karim	1	45.63	45.63	Resi	Boundary wall exists.
17	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 6306(A)/XV, Gali Ravi Das, Nabi Karim	1	24.74	24.74	Resi	Part of Retrieved property.
18	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 6306(B)/XV, Gali Ravi Das, Nabi Karim	1	20.33	20.33	Resi	Part of Retrieved property.
19	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 6313-14/XV, Gali Ravi Das, Nabi Kari	1	15.00	15.00	Resi	Boundary wall exists.
20	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. A-284, Amar Puri.	1	27.84	27.84	Resi	Boundary wall exists.
21	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 6708/XV, Shanker Marg, Yog Maya	1	42.59	42.59	Resi	Boundary wall exists.
22	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 1023/VII, Farash Khana	1	51.34	51.34	Resi	Boundary wall exists.
23	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 6771/XV, Kila Kadam Sharif.	1	56.51	56.51	Resi	Boundary wall exists.
24	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 9412-14/XV, Gali No.9, Multani	1	68.33	68.33	Resi	Boundary wall exists.
25	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 6176-82/XV, Gali Gurudwara.	1	87.88	87.88	Resi	Boundary wall exists.
26	20	Ballimaran	sh Imran Husain	Slum Katra	Prop. No. 10502/XV, Sadar Thana Road.	1	94.99	94.99	Resi	Boundary wall exists.
27	20	Sadar Bagh	Sh Vishesh Ravi	Slum Katra	Near Khalsa College at Corner near Red Light.	1	80.64	80.64	Resi	Boundary wall exists.

716 Nos. 14216.97 Sqm

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