



**Delhi Urban Shelter Improvement Board**

Agenda Notes for the 18<sup>th</sup> Meeting of  
Delhi Urban Shelter Improvement Board (DUSIB)

GOVT. OF NCT OF DELHI

06.02.2017

Venue : Conference Hall No.2, Level 2,  
Delhi Secretariat

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**Agenda No. 18/1**

**Confirmation of the minutes of the 17<sup>th</sup> meeting of the BOARD held on 28.09.2016**

The minutes of the 17<sup>th</sup> Meeting of the BOARD held on 28.09.2016 was approved by the Hon'ble Chairman, Delhi Urban Shelter Improvement Board / Chief Minister, Govt. of NCT of Delhi. The approved minutes was circulated vide letter No. Meeting Cell/DUSIB/DD(Board)2016/D-77 dated 21.10.2016 for the kind information of all Members of the BOARD. No observation/comments have been received from any Member.

Hence, Board may confirm the Minutes of 17<sup>th</sup> Meeting held on 28.09.2016.

Agenda No. 18/2

Action Taken Report on the Minutes of the 17<sup>th</sup> Board Meeting held on 28.09.2016.

Agenda No.	SUBJECT	Action Taken Report
17/2	Action Taken Report on the Minutes of the 16 <sup>th</sup> Board Meeting held on 11.04.2016.	While discussing the Action Taken Report of 16 <sup>th</sup> Board Meeting, Board had directed that a meeting be convened under chairmanship of Hon'ble Dy. Chief Minister, GNCTD to decide the issue related to revision of yardstick for carrying out works in katra and under Environmental Improvement in Urban Slum Scheme. A meeting under the Chairmanship of Hon'ble Dy. Chief Minister was held on 30-11-2016 at 3PM and same was attended by Hon'ble Minister of UD, Hon'ble Minister of Food & Supply, Special Secretary Finance among others. In the meeting, it was decided that DUSIB can execute the work on the basis of prevalent DSR rates as per CPWD manual in respect of Plan Scheme of Structural Improvement and Environmental Improvement in Urban Slum. A separate agenda on the above issue is placed before the Board for ratification.
17/3	Accord of Approval for the award of work "Const. of 2 nos. underground RCC water storage tank of capacity 1500 KL & 1400 KL including construction of Pump House and Boundary wall under the scheme of Construction of 7400 nos. (G+4) five storied EWS houses under JNNURM	The work has been awarded to M/s. Rama Const. Co. Vide Order No. F/WC/4450/AAO/AL-24/EEC-II/DUSIB/2016-17/D-841 Dated 26-10-16. The tendered amount of the work is Rs. 4,28,98,443/- (Four Crore Twenty Eight Lakhs Ninty Eight Thousand Four Hundred and Forty Three Only). The work is in progress.

	for Slum dwellers Pocket-II, Bhalaswa, Jahangir Puri".	
17/4	Budget 2015-16 and Budget Estimate 2016-17 in respect of DUSIB.	Budget has been approved by the Board and same is being implemented.
17/5	Relocation of JJ basti existing on NH-24 in the area of Vinod Nagar on the request of National Highway Authority of India to widen the NH-24.	Joint survey of JJ basties was carried out along with the officials of NHAI. NHAI has paid Rs.61.75 Crore vide draft No.400220 dated 15.10.2016 towards the cost of rehabilitation of eligible JJ dwellers. Eligibility of JJ dwellers have already been determined and 291 out of 350 JJ Dwellers in JJ Basti Nehru Camp Patparganj and 40 out of 60 JJ dwellers in JJ basti Bharti Camp, J-Block, East Vinod Nagar have been found eligible for rehabilitation. In addition, 8 no jhuggis at JJ Basti Gyas pur, Nizamuddin and 14 no at Rajiv Camp, behind fire station Patparganj have been surveyed for eligibility. Only 3 families at Gyaspur have been found eligible and no family at Rajiv Camp is eligible for relocation. Relocation at Dwarka, (Sector 16 B) flats is scheduled between 6.2.2017 to 9.02.2017.
17/6	Additional Terms & Conditions for granting permission to use BVK for organising community development activities.	In terms of directions of Board in 17 <sup>th</sup> Board Meeting, no further allotment of Basti Vikas Kendra has been made. Further a list of 29 Vacant BVK's has also been sent to O/o Hon'ble Minister of UD, GNCTD.
17/7	Appointment of Appellate Authority to decide cases of rehabilitation and relocation of eligible JJ dwellers.	Applications for appointment of Appellate Authority were invited and interaction has been completed with applicants. Composition of Appellate Authority will be finalised by 10.02.2017.
17/8	Appointment of Sh.	In accordance with approval of the Board, the

	Purshottam Pathak (DJS) by the Board as Competent Authority in accordance with section 6 (1) of the DUSIB Act, 2010.	notifications for appointment of Sh. Purshottam Pathak (DJS) as Competent Authority has been issued by UD Deptt., GNCTD.
17/12	Approval of funds required to carry out additional works in 1024 EWS Flats at Site-II & Site-III, Sector-16 B, Dwarka.	<p>It was decided that the demand raised by Delhi Jal Board for providing water connection should be met by DJB from its own budget being provided by Delhi Govt. However the permission for water connection is still awaited from DJB.</p> <p>Regarding sending the request to Delhi Govt. for release of Rs. 2.79 Crore (5.93 Crore - 3.14 Crore = 2.79 Crore) for taking up additional works, the proposal in this regard has already been sent, however, the works will be taken up as per requirement, chargeable to the amount received as land owning contribution as decided in the meeting.</p> <p>Additional works have already been taken up and completed in 120 Flats to make them ready for allotment.</p>
17/13	Requirement of Funds for Development Works & Maintenance of 3456 Nos. (G+3) four storeyed EWS Flats constructed by DSIIDC at Phase-II, Baprola.	<p>It was decided that Delhi Jal Board will not raise any demand to provide infrastructure at Baprola and the same may be met from the budget support provided by Delhi Govt. As decided, the DJB has started water supply at the site through water tankers. The inspection of site at Baprola flats was done by the CEO (DUSIB) &amp; CMD (DSIIDC) in presence of engineers of both departments on 04.11.2016. Regarding other deficient works in the housing complex, DSIIDC expressed inability to rectify the defects in 1168 flats already handed over to DUSIB as well as</p>



		execution of deficient works being not covered in their DPR's/Contract agreement of housing projects. Revised Agenda is again placed before 18 <sup>th</sup> Board Meeting.
17/14	Rules for salaries & allowances and conditions of service of Chief Executive Officer and Members under the Delhi Urban Shelter Improvement Board Act, 2010.	Rules are being finalized as advised by the Board and will be sent to UD Department, GNCTD for notification.
17/15	Disciplinary proceedings against Sh. Ashok Bhatia, Dy. Director (Retd.)	As per approval of Board, an office order has been issued vide Order No. D-812 / DD Vig./ DUSIB / 2016 Dated 21-11-2016.
17/16	Disciplinary proceedings against Sh. Y.P.Rawal, Director (Retd.)	As per approval of Board, an office order has been issued vide Order No. D-780 / DD / Vig. / DUSIB / 2016 Dated 10-11-2016.
17/17	Disciplinary proceedings against Smt. Satinder Kaur, Assistant Director (Retd.), DUSIB.	As per approval of Board, an office order has been issued vide Order No. D-790 / DD / Vig. / DUSIB / 2016 Dated 11-11-2016.
17/18	Disciplinary proceedings against Sh. Hira Lal, Asstt. Director (Retired)	As per approval of Board, an office order has been issued vide Order No. D-811 / DD / Vig. / DUSIB / 2016 Dated 21-11-2016.
17/19	Disciplinary proceedings against Sh. Harish Chander Vats, Dy. Director (Retd.). RDA NO.1/VIG/DUSIB/32/2013	As per approval of Board, the matter referred to CVC for 2 <sup>nd</sup> stage advise and the same is still awaited.
17/20	Disciplinary proceedings against Sh.S.K. Aggarwal, Assistant Engineer (Retd) RDA NO.1/VIG/DUSIB/59/2015.	As per approval of Board, an office order has been issued vide no. D-810 / DD / Vig. / DUSIB / 2016 Dated 21-11-2016.
17/21	Revision petition filed by Sh. Ramesh Arora, UDC (now	As per approval of Board, an office order has been issued vide no. D-798 / DD / Vig. / DUSIB

	retired) against the orders of Appellate Authority. RDA no.1/vig/dusib/08/2011	/ 2016 Dated 15-11-2016.
	<b>TABLE AGENDA</b>	
	Implementation of recommendations of 7 <sup>th</sup> Pay Commission	The Board has taken note of and approved the adoption and implementation of Govt. of India, M/o Finance, Department of Expenditure's notification to implement the recommendations of 7 <sup>th</sup> Pay Commission in DUSIB and the same is implemented in DUSIB.

Agenda No. 18/3

**Delhi Slum & Jhuggi Jhopri Rehabilitation and Relocation Policy, 2015 - Guidelines of Delhi**

1. Delhi Urban Shelter Improvement Board, in its 16<sup>th</sup> Board meeting held on 11.4.2016 vide Resolution No. 16/3, has approved the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015.
2. Council of Ministers, Government of National Capital Territory of Delhi, vide Cabinet Decision no. 2384 dated 08.7.2016 has approved the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 as was approved by the Delhi Urban Shelter Improvement Board in its 16<sup>th</sup> Board meeting held on 11.4.2016(**Annexure-I**)
3. This file was sent to Hon'ble Lt. Governor, Delhi for his approval. Hon'ble Lt. Governor, Delhi vide note dated 18.12.2016 made the following observations:-

*"87. I have carefully perused and considered the Delhi Slum and JJ Rehabilitation and Relocation Policy. I appreciate the spirit behind the Policy that is focused on in-situ rehabilitation.*

- a. *DDA in its letter dated 18.03.2016 (copy placed opposite) and Ministry of Urban Development & Ministry of Housing & Poverty Alleviation, Government of India in their joint comments (174/C) have stated that in cases where Central Government agencies want to take up the rehabilitation, relocation or in situ improvement of the JJ Bastis on their own resources, they themselves may be permitted to do so under the policy. This has to be seen in the context of explanation under Section 10(1) of the DUSIB Act.*
- b. *"The Board shall have the power to prepare a scheme for the removal of any jhuggi jhopri basti and for resettlement of the residents thereof, and the consent of the residents of the jhuggi jhopri basti shall not be required for the preparation or implementation of such a scheme.*
- c. *Explanation – Nothing in sub-section (1) shall derogate the power of the Central Government to remove jhuggis, if required."*

*This aspect may be considered in consultation with the Law Department.*

- d. Further, it is also noted that in the policy while the share of Government of NCT of Delhi towards the cost of relocation has been reduced to zero, the share of land owning agencies has been steeply increased as they are now being asked to pay cost of the land based on circle rates. This needs to be reconsidered because the cost of relocation should not be made so prohibitive for the land owning agencies that the policy will not be implementable. In this context, suggestion of DDA that land owning agencies should be charged at government to government rates instead of circle rates for cost of land, needs to be considered.
- e. Accordingly, the revised policy with appropriate modifications may kindly be submitted for approval."

4. The comments given by the Ministry of Urban Development, Government of India on behalf of Ministry of Urban Development and Ministry of HUPA on the Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 dated 17.02.2016 and dated 11.05.2016 and the comments of DDA dated 18.03.2016 have been collectively placed at **Annexure-II**.
5. The observations made by Hon'ble Lt. Governor, Delhi, have been addressed by the DUSIB and has amended the formulation of Para-2(a) of Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 (Part-A). The amended paras are as under:-

**Previous Formulation**

**Part A para 2(a) 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."

**Revised Formulation**

*"Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency as per the mandate given to it under the provisions of Delhi Urban Shelter Improvement Board Act, 2010 for relocation/ rehabilitation of JJ bastis in respect of the lands belonging to MCD and Delhi Government and its Department/Agencies. In case JJ bastis existing in lands belonging to Central Government/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either carry out the relocation/rehabilitation themselves as per the policy of the Delhi Government or may entrust the job to the DUSIB."*

Also with reference to the observations of Hon'ble Lt. Governor, the existing formulation in Para 2(v) of the policy captioned "Relocation in rare cases" and revised formulation are as under:-

**Previous formulation**

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

**Revised formulation:**

*"In these circumstances, the land owning agency may bring the proposal before DUSIB. If DUSIB is satisfied and permits demolition, the DUSIB shall make all efforts to relocate the jhuggis in that JJ Basti, 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 alternative dwelling units, cost of the land – at rates at which the land is transferred from Government to Government – 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."*

6. The Policy approved by the Board in its 16<sup>th</sup> Board meeting held on 11.4.2016 vide Agenda No.16/3 is proposed to be modified as per the observation of Hon'ble Lt. Governor and therefore, Board is requested to approve the amended Delhi Slum & Rehabilitation and Relocation Policy, 2015 which may be read as under:-

**DELHI URBAN SHELTER IMPROVEMENT BOARD**

**GOVT. OF NCT OF DELHI**

**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 bastis 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 Ahmadabad 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 Basti 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 basti.

**(a) Nodal Agency**

Delhi Urban Shelter Improvement Board (DUSIB) will be the Nodal Agency as per the mandate given to it under the provisions of Delhi Urban Shelter Improvement Board Act, 2010 for relocation/rehabilitation of JJ bastis in respect of the lands belonging to MCD and Delhi Government and its Department/Agencies. In case JJ bastis existing in lands belonging to Central Governments/Agencies like Railways, Delhi Development Authority, Land & Development Office, Delhi Cantonment Board, New Delhi Municipal Council, etc. the respective agency may either carry out the relocation/rehabilitation themselves as per the policy of the Delhi Government or may entrust the job to the DUSIB.

**(i) Who is eligible for rehabilitation or relocation**

JJ Bastis 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 Bastis before 01-01-2015 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 01-01-2015. 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 Bastis, who will act as eyes and ears of the government and would inform government if any fresh jhuggi comes up in any area.

**(i) In-situ rehabilitation**

DUSIB shall provide alternate accommodation to those living in JJ Bastis, either on the same land or in the vicinity within a radius of 5 Km. In case of exceptional circumstances, it can even be beyond 5 Km with prior approval of the Board. The terms and conditions at which alternate accommodation will be provided and the eligibility conditions are being separately notified.

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

i. DUSIB is willing to take over any JJ Basti 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 bastis which they are willing to hand over to DUSIB on these terms.

**ii. For the balance bastis:-**

MPD 2021 envisages that for in-situ rehabilitation of JJ Bastis, 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 Basti and use such portion of land which is required for rehabilitation of JJ Dwellers depending upon density of the said Basti 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.

**(i) Relocation in rare cases**

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

1. there is any Court order
2. that basti has encroached a street, road, footpath, Railway safety zone, 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 may 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 Basti, clear the land and hand it over to land owning agency within next six months after the date of DUSIB resolution. In these circumstances, the land



owning agency may bring the proposal before DUSIB. If DUSIB is satisfied and permits demolition, the DUSIB shall make all efforts to relocate the jhuggis in that JJ basti, 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 alternative dwelling units, cost of the land – at rates at which the land is transferred from Government to Government – 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. 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.

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

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

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

**Delhi Slum & JJ Rehabilitation and Relocation Policy, 2015 (PART-B)**

1. The eligibility criteria for allotment of alternative dwelling units 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 01-01-2015 (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 01-01-2015) and also in the year of survey, for the purpose of rehabilitation;
  - (iv) The name of the JJ dweller must appear in the joint survey conducted by the DUSIB and the Land Owning Agency;

(v)The JJ dweller(s) will be subjected to bio-metric authentication by Aadhar Card or bio-metric identification by other mechanism;

(vi) JJ dweller must possess any one of the 12 documents issued before 01-01-2015 as prescribed in the subsequent para;

(vii)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;

(viii)No dwelling unit shall be allotted if the jhuggi is used solely for commercial purpose;

(ix)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;

(x)If a different family, having separate Ration card issued prior to 01-01-2015, 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).

(xi)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 (vi) above, the JJ dweller must possess any one of the following documents issued before 01.01.2015 to become eligible for the purpose of allotment of Dwelling Unit:

- (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;
- (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 JJ 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 sqmtr (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 freehold 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 Biometric 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 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.

Agenda No. 18/4

Utilization/Disposal of vacant plots lying in various SRS colonies of DUSIB.

1. The Plan Scheme "Relocation of Squatters", had been implemented by the erstwhile Slum & JJ Deptt. of DDA / MCD since 1990-91. It involved various steps beginning from the receipt of request from the concerned land owning agency for getting its land vacated for implementation of project of public importance; conducting of joint survey to ascertain the exact number of eligible families for provision of alternative plots; determination of eligibility on the basis of documents submitted by the Jhuggi dwellers i.e. Ration Card issued on/before 31.01.90 by the Delhi Government. The identity of the Jhuggi dwellers used to be established on the basis of documents issued by Delhi Govt's i.e. Jhuggi Identity Card and Metallic Token. The voter Certificate issued by Election Office as well as Election Identity Cards were also taken into consideration in deciding the identity of the Jhuggi dwellers. Thereafter, department raises the demand note towards contribution money to the concerned Land Owning Deptt. & Govt. of Delhi; fixing of priority; and after getting deposit of Rs. 7000/- from beneficiary, the issuance of the Provisional Identification slip(s), the actual removal and handing over the vacant land to Land Owning Agency, as well as providing of possession of alternative plot, were the line of action to complete the process.
2. To rehabilitate the Jhuggi dwellers, SUR Branch was created in 1990 when this deptt. was a part of DDA. It was communicated by the then Secretary (UD), Delhi Admn. vide letter No. F.1/90/UD/56-57 dt. 10.7.91 that the persons squatting on public lands till Jan.1990 i.e. 31.1.1990 were entitled for 18 sq. mtr. plot. The cost of this plot was fixed as Rs. 44,000/- wherein the Land Owning Agency's contribution was Rs. 29,000/-, the Share of Delhi Govt. was Rs. 10,000/-, and the beneficiary i.e. Jhuggi dweller had to pay Rs. 7000/- which includes Rs. 5000/- as share towards cost of plot and Rs. 2000/- as the advance licence fee for 10 years @ Rs. 200/- per year.
3. The relocation policy was amended during 2001 and it was communicated by the then Addl. Secretary (UD) GNCTD vide letter No. F.51(95)/99/UD/6869 dt. 9.4.2001 to the effect that JJ dwellers who had squatted on Govt. land between 1.2.1990 to 31.12.1998 shall be allotted plots of 12.5 sq. mtr. The cost of 12.5 sq. mtr. plot was worked out to be Rs. 35000/- wherein Land Owning Agency's contribution was Rs. 20,000/-; the share of Delhi Govt. was Rs. 10,000/- and the beneficiary had to pay Rs. 7000/- which

includes Rs. 5000/- as share towards cost of plot and Rs. 2000/- as the advance licence fee for 10 years @ Rs. 200/- per year.

4. Under this scheme, DUSIB (erstwhile Slum & JJ Deptt. DDA/MCD) developed approx. 71,710 plots in different colonies given below. Out of these, 7750 plots were handed over to DDA in 2004 for rehabilitation of dwellers of Yamuna Pushta, as such approx 63960 plots are under the control of DUSIB. List of colonies developed after 1990 is as under: -

<i>Sr. No.</i>	<i>Name of the Colony</i>
1.	<i>Sector 1 Dwarka near Mahavir Enclave</i>
2.	<i>Bindapur Ph-4 Dwarka</i>
3.	<i>Sector-3 Dwarka</i>
4.	<i>Sector-3 Dwarka Ph-I</i>
5.	<i>Sector-3 Dwarka Ph-II</i>
6.	<i>Sector-3 Dwarka Ph-III</i>
7.	<i>Sector-7 Dwarka</i>
8.	<i>Sahyog Vihar, Matiamahal</i>
9.	<i>Sector-25 Rohini</i>
10.	<i>Sector-24 Rohini</i>
11.	<i>Rohini Sector-26 &amp; Ph-IV Rohini</i>
12.	<i>Sector-23, Rohini (Riot Victims)</i>
13.	<i>J-Block, Rohini (Riot Victims)</i>
14.	<i>Samaipur Badli Near DTU Bawana Ochandi Road</i>
15.	<i>Swarn Jayanti Vihar, Tikrikhurd, Narela Site- I &amp; II</i>
16.	<i>Sector A-6, Pocket-XI, Narela</i>
17.	<i>Sector A-6, Pocket-IV, Narela</i>
18.	<i>Sector V, Pocket-VIII, Narela</i>
19.	<i>Sector A-6, Narela Pkt-V</i>
20.	<i>Sector-6 Pocket-XIII, Narela</i>
21.	<i>Sector-6 Pocket-VII, Narela</i>
22.	<i>Sector-6 Pocket-XIV, Narela</i>
23.	<i>Holambi Kalan Ph-I &amp; Ph-II</i>
24.	<i>Metro Vihar, Holambi</i>

25.	<i>Sahabad Daulatpur</i>
26.	<i>Shahbad Daulatpur (in situ upgradation)</i>
27.	<i>Bakkarwala</i>
28.	<i>Molar Band Ph-I &amp; Ph-II</i>
29.	<i>Bhalswa Ph-I &amp; Ph-II</i>
30.	<i>Bawana</i>
31.	<i>Sawda Ghevra Ph-I</i>
32.	<i>Madanpur Khadar</i>
33.	<i>Ekta Vihar, R.k. Puram</i>
34.	<i>Himmatpuri</i>

5. With the passage of time, even after removal / shifting of squatter family from the JJ cluster, these families kept knocking the doors of Slum & JJ Deptt. for provision of alternative plots with the documents, which they had not been able to produce at the time of joint survey, or were not available at the time of joint survey. Due to non-availability of any foolproof mechanism to verify the genuineness and antecedents of the Jhuggi dwellers and refusal by Food and Civil Supply office to verify the Ration Cards, a situation arose leading to in-depth investigation by the Anti Corruption Branch of Delhi Police in 2001 and further by CBI in Aug. 2007 which compelled the Deptt. to keep the policy in abeyance, and the implementation of policy was completely stopped.
6. Later on several representations kept coming due to closing down the work of allotment of plots to the Jhuggi dwellers after the raid of CBI in Aug. 2007. It is pertinent to mention that all the plots wherein the CBI had registered a case were lying vacant and are still with the Deptt. After careful consideration of entire aspect of irregularities and subsequent investigation by CBI, the then OSD (O&E) with the approval of the then Addl. Commissioner (Slum & JJ Department) cancelled the allotment of 10539 plots on the basis of reports of respective Engg. Division. Keeping vacant plots in sporadic pockets requires lot of enforcement and vigil as these vacant plots in far flung areas are prone to encroachment & unauthorised occupation.
7. Accordingly, the exercise for ascertaining the number and location of such un-allotted vacant plots was started to protect them from being encroached and trespassed. After verifying the record available in office as well as during site inspection, a list of 994 such plots has been prepared. Colony-wise summary of the same is as under:-



S. No.	Name of the Colony	Size of plots		Total Plots
		12.50 Sqm	18.00 Sqm	
1	Shahbad Daulatpur	10	---	10
2	Narela	01	05	06
3	Site 1 & 2, Narela	---	122	122
4	Swarn Jyanti Vihar	---	68	68
5	Bakkarwala	05	01	06
6	Holambi Kalan Ph-I	06	40	46
7	Holambi Kalan Ph-II	---	112	112
8	Holambi Khurd	02	---	02
9	Rohini Sector-23	02	---	02
10	Rohini Sector-16, J-Block	---	184	184
11	Bhalswa	20	132	152
12	Sector-3, Phase-II, Dwarka	---	03	03
13	Sector-3, Phase-I, Dwarka	---	02	02
14	Sector-I, Dwarka	---	01	01
15	Shayog Vihar	---	02	02
16	Savda Ghevra	275	---	275
17	Bawana	01	---	01
	<b>Total</b>	<b>322</b>	<b>672</b>	<b>994</b>

8. Recently, DDA has taken a decision for scrapping the allotment of alternative plots to evictees of New Kondli Resettlement colony where 26 Sq. mtr. plots were carved out of rehabilitation of JJ bastis. The copy of the Agenda of item no. 98/2016 of DDA is enclosed as "Annexure 1". The proposal was put up for winding up the allotment of alternative plots under the New Kondli Resettlement Scheme and to allot the vacant plots to general public through open auction.
9. On the same lines/pattern a decision may be taken for disposal of 994 plots of DUSIB by way of e-auction/e-tender to general public so that these plots are utilized and revenue also accrues to DUSIB. After approval of Board the matter will be referred to Govt. for allotment/disposal and approval of Hon'ble Lt. Governor of Delhi will be obtained.

10. In view of the foregoing paras, the Board is requested to accord its approval to the following proposals:-

a) The 994 SRS plots of 18.00 sqm. and 12.50 sqm. mentioned in Para 7 may be disposed off by DUSIB as per the policy of Remunerative Project (R.P.) Cell of DUSIB (copy enclosed as Annexure 2) to protect them from encroachment and trespassing. Any other plots identified as vacant in future will also be disposed off in the same way.

b) **In future, all the cases including cases where directions are issued by the Courts in subjudice matters or by any other Competent Authority, in disputed cases, the allotment to eligible persons will be made under the new Rehabilitation Policy of DUSIB. or DUSIB may retain 100 plots in one or two locations where court orders can be complied by allotting plots.**

11. Accordingly, the agenda is placed before the Board for consideration and approval of Para 10 above.

Agenda No. 18/5

Allotment of land measuring 179 sq. mtrs. i.e. (1920 sq. fts.) for construction of barracks for Delhi Police personnels adjacent to the western wall of existing police station at Ranjit Nagar, New Delhi-110008.

1. The Deputy Commissioner of Police, Land & Building Cell:PHQ:Delhi vide letter dated 24.2.2015 had requested for allotment of land for construction of barracks for Police personnel in the area just adjacent to the Western Wall of existing police station, at Ranjit Nagar, New Delhi.
2. Accordingly, the case has been examined by the Department in the light of the report from Planning Wing and Land Section. The Director (TP), DUSIB vide his observations dated 09.7.2015 has informed that the use of land proposed to be allotted is "Park" as per Lay Out Plan available in TP record and the use of land as per Zonal Development Plan of Delhi Zone-B is "Residential".
3. Further, the Finance Wing of DUSIB has computed the cost of 1920 sq.fts i.e. 179 sq. mtrs. land @ Rs.70,080/- per sq. mtr. for Category "E" applying Factor-01 which works out to Rs.1,25,44,320/- and annual Ground Rent @ 2.5% amounting to Rs.3,13,608/- per annum on the basis of revised circle rates notified by the Government of NCT of Delhi and as per the approved policy of the Board in this regard.
4. The cost of land and ground rent has been conveyed to Delhi Police vide letter dated 08.07.2016 and the Delhi Police has conveyed its consent to accept the land measuring 1920 sq. fts. in the area just adjacent to the Western Wall of existing Police Station, at Ranjit Nagar, New Delhi at the prescribed cost and ground rent vide letter dated 17.8.2016. A copy of letter dated 08.7.2016 and 17.8.2016 are enclosed as **Annexure-I & II** respectively.
5. The proposal for allotment of land measuring 1920 sq.fts. (179.00 Sq. mtrs.) to Delhi Police for construction of barracks for Police personnels in the area just adjacent to the Western Wall of existing Police Station, at Ranjit Nagar, New Delhi at Circle Rates on Lease Hold basis and as per usual terms & conditions of allotment is placed for the consideration of the Board.
6. The Board may kindly consider and approve the Para 5 above.

**Agenda No. 18/6**

**Relocation of JJ basti Gyaspur, Nizamuddin East, Sarai Kale Khan and JJ basti Rajiv Camp- back side of fire station Mandawali, Patparganj**

1. National Highway Authority of India vide letter dated 02.05.2016 requested DUSIB to rehabilitate the affected families of about 500 temporary huts at Pandav Nagar & Vinod Nagar on RoW of NH-24. DUSIB in its 17<sup>th</sup> Board Meeting held on 28.09.2016, vide Resolution No.17/5, approved relocation of JJ basti Nehru Camp, Patparganj and JJ basti Jai Bharti Camp, J Block, East Vinod Nagar as per Delhi Slum & JJ Rehabilitation and Relocation Policy-2015.
2. While eligibility determination process was going on, meanwhile in the meeting held on 02.11.2016 in the office of Chief Secretary, GNCTD, NHAI pointed out that there are some more Jhuggis at two other locations. DUSIB informed that status of the Jhuggis can only be verified after the joint survey. Accordingly, a joint survey of two more locations was carried out along-with the officials of NHAI and 8 Jhuggies were found in JJ basti Gyaspur Nizamuddin East, Sarai Kale Khan and 74 Jhuggis were found in the JJ basti Rajiv Camp- back side of Fire Station Mandawali, Patparganj.
3. As per Section 2(g) of the Delhi Urban Shelter Improvement Board Act, 2010, "Jhuggi Jhopri Basti" means any group of Jhuggis which the Board may, by notification, declare as a Jhuggi Jhopri Basti in accordance with the following factors, namely:-
  - a) the group of jhuggis is unfit for human habitation;
  - b) it, by reason of dilapidation, overcrowding, faulty arrangement and design of such jhuggis, narrowness or faulty arrangement of streets, lack of ventilation, light or sanitation facilities, or any combination of these factors, is detrimental to safety, health or hygiene; and
  - c) it is inhabited at least by fifty households as existing on 31st March, 2002:
    - i. Provided that the Board may, by order, attach any Jhuggi or Jhuggis scattered in the nearby areas to any Jhuggi Jhopri Basti and such Jhuggi or Jhuggis shall be deemed to be part of such Jhuggi Jhopri Basti;
    - ii. Therefore, these 8 Jhuggies of JJ basti Gyaspur Nizamuddin East, Sarai Kale Khan are not covered under Section 2(g)(iii) of the DUSIB Act. However, as per proviso of this Section, Board may, by order, attach these jhuggis with the nearby JJ Basti which is Nehru Camp, Patparganj.

4. On the request of NHAI, joint survey of JJ Basti Rajiv Camp- back side of Fire Station Mandawali, Patparganj has been carried out. However, out of 74 JJ dwellers, all 52 JJ dwellers who appeared before EDC, have been declared ineligible by the EDCs as these JJ dwellers do not fulfil the requisite conditions of the Policy. These JJ dwellers seem to be those who are temporarily residing there and seem to be the floating labourers.

5. The Board is requested to accord its approval for the following:-

- a. Attachment of 8 Jhuggies of JJ basti Gyaspur Nizamuddin East, Sarai Kale Khan with the nearby JJ Basti Nehru Camp, Patparganj.
- b. Relocation/removal of 74 Jhuggies of JJ Basti Rajiv Camp- back side of Fire Station Mandawali, Patparganj.

Agenda No. 18/7

Providing meals to the homeless people at the selected Night Shelters from 12.12.2016 to 11.03.2017.

1. DUSIB is a nodal agency for providing shelter to homeless people in Delhi. As per a survey there are about 16,000 homeless people in Delhi, who are mainly concentrated in walled city area, central Delhi, Railway stations, ISBTs etc. DUSIB is operating and managing 266 Night Shelters of different types with a capacity of 21724, which include 68 tents and 2 subways opened for homeless people for the winters only.
2. The Government of India had demonetized high value currency on 8<sup>th</sup> Nov, 2016 and further allowed exchange of those high value note by way of depositing in his/her own bank accounts. The new currency is not readily available. The homeless people living in the Night Shelter are poor people facing very severe problem of livelihood.
3. Keeping in view the hardships being faced by the poor homeless people due to cash crunch in the harsh winter, Hon'ble Chief Minister of Delhi/ Chairman, DUSIB desired on 11.12.2016 that free meals (Lunch and Dinner) may be provided to the homeless people at selected night shelters having high occupancy and enough space to cater.
4. Accordingly, after identifying shelter having high occupancy and enough space, it was decided to provide free meals at following 10 places viz., Geeta Ghat, Yumuna Pushta, Dandi Park, Jama Masjid, Sarai Kale Khan, Nizamuddin Nila Gumbad, Sarai Phoos, Jhandewalan, Kotla Mubarakpur and Fatehpuri for one month w.e.f. 12.12.2016. There are 49 Night Shelters with a total capacity of 3,970 located in the above 10 locations. These night shelters are being managed by four agencies viz., SPYM, AAA, PRAYAS and Centre for Equity Studies. The details of Night shelters located at the above places are enclosed as **Annexure I**.
5. In view of the exigencies of the situation and hardship being faced by homeless people living in the night shelter, the matter was also discussed with four Shelter Management Agencies (SPYM, AAA, PRAYAS and Centre for Equity Studies) and they agreed to provide food for three days on complementary basis from 12.12.2016 to 14.12.2016, till a formal arrangement was made by DUSIB. However, the distribution of food started on 12.12.2016 and on the same day at some night shelters like Geeta Ghat, Dandi Park and Sarai Kale Khan food distribution to homeless was started by Hon'ble Deputy Chief Minister of Delhi and Hon'ble Minister for Urban Development.

6. In order to implement the order of the Hon'ble Chief Minister of Delhi, Night Shelter branch has taken following steps to finalize the modalities for providing free lunch and dinner to homeless people at the Night Shelters.

a) Obtained Jan Ahaar Menu rates approved by the GNCT of Delhi at the government approved rate (Rs 18/meal at present) and explored the option for providing the meals through "Jan Ahaar Centres" The copy of the order is enclosed as **Annexure II**.

b) The **Jan Ahaar menu** contains the following:-

- i. Six Puri/Four Roti/400 g Rice. However, Puri should not be given more than twice a week.
- ii. One Subji and one Dal/Rajma/Chole (200 g each)
- iii. Two dishes (Dal + vegetables / two vegetables should be served along with Rice or Roti.)
- iv. In no case, the Subji or Dal or Rajma given in the Lunch should be repeated in the Dinner.

c) Obtained the rates of meals provided at the Delhi Secretariat Canteen which is Rs.31/ one Thali.

d) Explored the option of engaging Government Canteens in Delhi for providing meals to the homeless people at the above mentioned Shelters.

e) DUSIB may provide the dry ration to the SMAs/NGOs who in turn will provide the cooked meals to the homeless people at the above mentioned Shelters. The cost of cooking may be reimbursed to the SMAs/NGOs by DUSIB.

7. The matter of providing lunch and dinner to homeless people was placed before the DUSIB - High Level Coordination Committee (HLCC) meeting. It is pertinent to mention that HLCC comprised of Member (Admin) as chairman, Member (Engineering), Member (Power), Chief Engineer (Coordination), Principal Director (Admin) and Budget and Finance Officer are other members of the committee which examine the policy/important matters and make the recommendations. The HLCC was informed about the direction of the Hon'ble Chief Minister of Delhi for providing free lunch and dinner at selected night shelters, and the aforesaid action taken by night shelter branch.

8. The HLCC after detailed deliberations on the above points and also considering that the date from which lunch and dinner is to be provided to homeless is very near, observed that it is not possible for department to call tender. Department is also not in a position to

procure dry ration and then provide the same to SMAs/NGOs due to logistic problems, as the tentative expenditure on procurement of dry ration is very high and then distributing it to NGOs at different location is very difficult and cumbersome process. HLCC also considered the fact that the SMAs/NGOs which are maintaining the shelters will be better placed than any other agency to supply the free meals to the homeless people at the night shelter. After considering all these aspects, HLCC recommended that SMAs/NGOs may provide the meals as per the 'Jan Ahaar Menu' at the approved rates of Rs 18/ per meal to the homeless people at the night shelters maintained by them. Cost of meals may be reimbursed to SMAs by DUSIB at the rate Rs 18/- each for lunch and dinner (at the rate fixed by GNCTD for Jan Ahaar meals). The Minutes of the meeting is enclosed as **Annexure III**.

9. A meeting was also convened under the chairmanship of CEO, DUSIB on 14.12.2016 wherein the four selected SMAs/NGOs were informed in detail the modalities to be followed for providing food to the homeless people and the SMAs/NGOs have also agreed to provide the meals (Lunch and Dinner) to the homeless people residing in the designated night shelters managed by the respective SMAs/NGOs from 15.12.2016 to 11.01.2017 @ Rs 18/ per meal/person as per the Jan Ahaar Menu and rates. The detailed guideline conveying these directives was also issued to the SMAs/NGOs. The copy is enclosed as **Annexure IV and V**.
10. It is estimated that the cost of providing free Lunch and Dinner from 15.12.2016 to 11.01.2017 would be Rs.40,01,760/- (Rupees Forty lakh one thousand seven hundred and sixty only) and about 5,000 homeless people were expected to avail the facility of free Lunch and Dinner every time/day from 15.12.2016 to 11.01.2017 at above mentioned shelters.
11. The above proposal was already approved by Hon'ble Chief Minister of Delhi on 16.12.2016. The copy of the note sheet where the proposal was approved by Hon'ble Chief Minister of Delhi is enclosed as **Annexure VI**.
12. Subsequently, Hon'ble Chief Minister of Delhi/ Chairman, DUSIB again directed on 07.01.2017 for extending the provision of food at designated shelters for further 2 months and in accordance with these directions, the free lunch and dinner scheme has been extended for further two more months w.e.f 12.01.2017 on the same terms and conditions as earlier and also considering that time period for call of tender as per the provisions of GFR is very short and tendering at this stage is not possible. The additional expenditure for providing the free lunch and dinner for the homeless people in the above mentioned night



shelters for two more months w.e.f 12.01.2017 to 11.03.2017 would be approximately Rs 84,32,280 (Rupees Eighty four lakh Thirty two thousand Two hundred and Eighty only).

13. The Board is requested to ratify the proposal given in Para 10 & 12 above.

Agenda no. 18/8

Providing Morning Tea and Rusk (One Tea and Two Rusk) to the homeless people at the Night Shelters maintained by DUSIB during peak winter i.e from 16.12.2016 to 31.1.2017

1. During the inauguration of *Mohalla Clinic & Recovery Shelter* at Sarai Kale Khan on 02-12-2016, the Hon'ble Chief Minister of Delhi desired that arrangement of Tea & breakfast/Rusk for the occupants of the Night Shelter should be made during the peak winter i.e from 16.12.2016 to 31.01.2017.
2. In order to implement the order of Hon'ble Chief Minister of Delhi, Night Shelter branch examined the following aspects to finalize the modalities for providing Tea and Rusk to homeless people at the Night Shelters:
  - a) During 2014-15, one Tea and two Rusk was provided to the homeless people at the Night Shelters as per the direction of the Hon'ble Lt. Governor of Delhi through SMA/NGO's, initially at the cost of Rs 7/- per person which was later revised to Rs.10/- per person.
  - b) The total capacity of 262 Night Shelters operational during the winter season 2016-17 is 21364. However, the maximum occupancy recorded during the previous winter season was around 12000 only. In 2014-15, there was a spurt in the occupancy once the Tea and Rusk was provided. Hence, it was expected that the occupancy may go up to 15000 during the peak winter each day in 2016-17.
  - c) A market survey was done to find out the rate for Tea and Rusk and it was found that it would roughly cost around Rs 14/person (Tea Rs.10/- & Rusk Rs. 4/-) for providing one Tea and two Rusk. Hence, the total financial implication for providing one tea and two rusk from 16.12.2016 to 31.01.2017 would be  $15000 \times 14 \times 47 = \text{Rs } 98,70,000$  (Rupees Ninety eight lakh and Seventy thousand only).
  - d) The Tea and Rusk would be supplied by the concerned SMAs/NGOs on their own, at a designated time i.e 7.00 AM every day and same should be displayed on the notice board.
3. The matter of providing tea and Rusk to the homeless people was placed before the DUSIB - High Level Coordination Committee (HLCC) meeting held on 09.12.2016. It is pertinent to mention that HLCC comprises of Member (Admin) as chairman, Member (Engineering), Member (Power), Chief Engineer (Coordination), Principal Director (Admin) and Budget and Finance Officer are other members of the committee which

examines the policy/important matters and make the recommendations. The HLCC was informed about the direction of the Hon'ble Chief Minister of Delhi, and the aforesaid action taken by night shelter branch

4. The HLCC after detailed deliberations and considering all aspects recommended that SMAs/NGOs may provide one Tea and two Rusk to the homeless people at the Night Shelters maintained by them in the morning. DUSIB will reimburse cost of one morning tea and two Rusk at the rate of Rs 12/person/day. The copy of the minutes is enclosed as **Annexure I**.
5. The SMAs/NGOs operating the night shelter on behalf of DUSIB have also agreed to provide One Tea and Two Rusk every morning @ Rs 12/Homeless person during the peak winter i.e from 16.12.2016 to 31.01.2017. Detailed directions to SMAs/NGOs were also issued for providing one Tea and two Rusk in the morning to homeless people. The copy is enclosed as **Annexure II and III**.
6. It was expected that 15000 people may avail the Night Shelter facility during the peak winter each day. Considering the occupancy of approximately 15000 in 262 Night Shelters, the total financial implication from 16.12.2016 to 31.01.2017 would be  $15000 \times 12 \times 47 =$  Rs 84,60,000 (Rupees Eighty four lakh and Sixty thousand only).
7. The above proposal was already approved by Hon'ble Minister of Urban development/ Vice Chairman, DUSIB. The copy of the note sheet where the proposal was approved by Hon'ble Minister of Urban development/ Vice Chairman, DUSIB is enclosed as **Annexure IV**.
8. The Board is requested to approve the proposal given in Para 6 above.

Agenda No. 18/9

Ratifying the supply of 400 Blankets to Jhuggi Dwellers at Sadar Bazaar affected by fire accident and 200 Blankets to dwellers of Kisan Garh Dadwal colony affected due to demolition.

1. A massive fire accident occurred at Sadar Bazaar on 07.11.2016 where around 400 Jhugis were reportedly gutted and the affected Jhuggi dwellers were compelled to sleep in open without any proper shelter.
2. The Hon'ble Deputy Chief Minister of Delhi and Shri. Imran Hussain, Hon'ble Minister of Food & Supplies, Environment and Forest and Election visited the fire affected place. Hon'ble Deputy Chief Minister of Delhi had issued direction to the DUSIB officials present at the site to provide blankets to the affected people. The Chief Engineer of DUSIB directed M/s AAA, the shelter management agency of DUSIB to provide 200 blankets to the affected people. The AAA/shelter management agency provided the blankets at their own level for the use of homeless people, which were later on supplied to the shelter management agency from the DUSIB store.
3. Later on 200 more Blankets were provided by DUSIB to the fire affected Jhuggi Dwellers to withstand the cold conditions, on the written direction received from Shri. Imran Hussain, Hon'ble Minister of Food & Supplies, Environment and Forest and Election. **Thus, totally 400 blankets were provided to the fire affected people.**
4. In another incident, DDA demolished a JJ cluster at Kisan Garh Dadwal Colony on 07.12.2016. As per the direction of Hon'ble Vice Chairman, DUSIB/ Minister of Urban Development, DUSIB provided 200 Blankets to the people affected by the demolition drive to withstand the cold condition. These blankets were handed over to the SDM Mehrauli.
5. Blankets provided by DUSIB to the people affected by Fire and demolition will not be received back from those peoples. DUSIB had incurred an expenditure of Rs.3,18,600/- out of plan scheme " Night shelter" fund on purchase of these blankets in 2014-15.
6. In view of the above fact, the Board is requested to ratify the supply of 400 Blankets to the fire affected Jhuggi dwellers at Sadar Bazaar and 200 Blankets to dwellers of Kisan Garh Dadwal colony affected by demolition and also approve to write off these 600 Blankets costing Rs. 3,18,600/- from the stock books of DUSIB under Rule 13 (2) (b) of Delegation of Financial Rules, 1978 read with schedule 7 (Power to write off losses). The copy of the relevant rules is enclosed as **Annexure I.**

**Agenda item No. 18/10**

**Improving the living condition of the homeless at the Night Shelters.**

1. Presently DUSIB is running 266 Shelter Homes/Night Shelters with a total capacity of 21724. It includes 81 concrete buildings, 115 Porta Cabins and 68 tents and two subways. The tents and subways are generally operational only during winter i.e from 1<sup>st</sup> December to 31<sup>st</sup> March.
2. There are special shelters which are dedicated for women, children, family and for the recovering patients.
3. The entry to each shelter is free and it is open for 24 hrs. Each shelter has well ventilated room; is equipped with water arrangements for drinking, bathing and other purposes; adequate toilet facilities; efficient lighting for shelters; adequate fire protection measures; Blankets, Durries and Jute mats and locker facility. The Delhi Government Doctors team visits each shelter twice a week to provide medical treatment to needy homeless patients.
4. As per the operational guidelines of Scheme for Shelters for Urban Homeless – a component scheme of National Urban Livelihood Mission of Govt. of India, the shelters should be permanent, running throughout the year, and open round the clock, because many homeless persons find work in the nights. The following facilities/amenities will be provided at the shelters for dignified living:
  - a) Well ventilated rooms
  - b) Water arrangements (Potable drinking water and other needs) and sanitation.
  - c) Adequate bathing & toilet facilities.
  - d) Standard lighting for shelter.
  - e) Adequate fire protection measures, as per norms.
  - f) First Aid Kit.
  - g) Pest ad vector (mosquito) control.
  - h) Regular cleaning of blankets, mattresses and sheets, and maintenance of other services.
  - i) Common kitchen/cooking space, necessary utensils for cooking and serving, cooking gas connections etc.,
  - j) Child care facilities for children by linking the shelter to the nearest Anganwadi centers.
  - k) Facilitation for convergence with other services/entitlements.

5. A committee of civil society members under the chairmanship of Shri. Harsh Mander submitted a report after visiting the night shelters. The committee recommended for providing the solar water heaters, mattresses and sheets, cleaning of Blankets and durries on every fortnight, room heaters during winter, locker facility etc among others.
6. In pursuance of order dated 11.11.2016 of Hon'ble Supreme Court of India in the writ petition (Civil) No.55 of 2003 and writ petition (Civil) No.572 of 2003, relating to right to shelter for homeless person in urban areas, Ministry of Housing and Urban poverty Alleviation, Government of India constituted a committee under chairmanship of Sh. Kailash Gambhir, Retd. Judge of High Court, and comprising of Sh. Neeraj Kumar Gupta, Retd. Officer of Delhi Higher Judicial Services as Member Secretary and Sh. Sanjay Kumar, Joint Secretary, Ministry of Housing Urban Poverty Alleviation as Member. The court order, in addition to other directions, also directed as follows:-

"The Committee shall issue suitable recommendations to the State Governments to ensure that at least temporary shelters are provided for the homeless in the urban areas to protect them during the winter season. The State Governments shall ensure compliance with the recommendations along the time frame indicated by the Committee"

7. A meeting was held on 30.12.2016 at Punarwas Bhawan, DUSIB under the chairmanship of Hon'ble justice Kailash Gambhir to discuss the functioning of night shelters in Delhi. During the meeting, the committee, while appreciating the efforts made by DUSIB in ensuring adequate shelter for homeless people in Delhi, also directed the DUSIB to improve the living conditions of the homeless people at the shelters. The committee directed the DUSIB to provide bunker beds, mattresses, pillows, bed sheets, blankets, locker facility, geysers for hot water, television sets etc. The copy of the minutes of the meeting is enclosed as **Annexure I**.
8. In order to implement the directions of Hon'ble Committee, Night shelter Branch placed the following proposal before the DUSIB - High Level Coordination Committee (HLCC). It is pertinent to mention that HLCC comprised of Member (Admin) as chairman, Member (Engineering), Member (Power), Chief Engineer (Coordination), Principal Director (Admin) and Budget and Finance Officer are other members of the committee which examine the policy/important matters and make the recommendations. The night shelter branch proposed to procure the following items after following due codal formalities

S. No.	Item	Number	Approximate unit cost (Rs)	Total Cost (Rs)
1	Bunk beds (two level)	5000	5000	2,50,00,000
2	Mattresses (size 6'x3')	10000	1000	1,00,00,000
3	Bed sheets (single)	20000	200	40,00,000
4	Pillows	10000	100	10,00,000
5	Pillow covers	20000	25	5,00,000
6	32" LED TV; TV stand; Dish and one year recharge	145	24000	35,00,000
7	Solar water heater/Geysers for pucca buildings	50	1,50,000	75,00,000
8	Solar water heater/Geysers for Porta cabins	30	2,50,000	75,00,000
9	Water coolers with RO / Water filter	50	50,000	25,00,000
10	Desert coolers with stand etc	125	8,000	10,00,000
Total Estimated Cost				6,35,00,000

9. After detailed deliberation, HLCC agreed with the proposal to procure the items at S. No. 1 to 6 and 9 to 10 and in respect of item No.7 and 8, HLCC suggested that since the Solar Water heater/Geysers are to be provided at various locations, it may be taken up initially as a pilot project and for rest of the places, electric geysers be provided. The copy of the minutes is enclosed as **Annexure II**.
10. In view of the above, it is proposed to procure the items mentioned in Para 8, except solar water heater. As recommended by the HLCC, pilot project at two places for solar water heater may be initiated to assess the feasibility and viability of the project. At other places, electric geysers will be provided. The total financial implication would be approximately Rs 5.0 Crores.
11. DUSIB has initiated skill development programme at 10 shelters. The programme has been initiated to equip homeless people with appropriate skills to facilitate them to earn a decent livelihood. The programme has been initiated with financial and technical support of Directorate of Training and Technical Education, where space and other infrastructure is

being provided by DUSIB and NGOs running the shelters is running the skill development course. This Skill development is being imparted in Assistant Plumber, Massage Therapist, Tailor (Basic Sewing Operator), Assistant Cook and Basic Electrical Training course at 10 centres located at Fatehpuri, Parda Bagh, Raja Garden, Sarai Kale Khan, Reghar Pura, Multani Dhanda, Motia Khan, Chabi Ganj, Jamna Bazar Community Centre and Tilak Nagar (Main Market). In order to provide incentive to homeless people, it is proposed to donate one small tool kit worth Rs 1000/- to each successful trainee, in addition to the certificate being provided to them by ITIs. The cost of tool kit will be beared by DUSIB. The total financial implication would be approximately Rs 2.5 Lakhs.

12. The matter is placed before the Board for consideration and in principal approval of the above proposal.



Agenda No. 18/11

Pilot Projects for In-situ Rehabilitation of Slums on DUSIB lands

1. In the meeting held on 16-07-2015 under the chairmanship of Hon'ble Chief Minister of Delhi, it was proposed to take up pilot projects for in-situ rehabilitation of JJ Basti on DUSIB lands. It was decided to appoint consultant to examine the technical feasibility and financial viability of the proposal. Accordingly, M/s Ernst & Young LLP was appointed as consultant for independent evaluation and they had submitted draft report which was approved in 16<sup>th</sup> Board Meeting. As per the report, the in-situ redevelopment / rehabilitation of JJ Bastis in the area of Sultanpuri, Sangam Park and Tagore Garden is technically feasible and financially viable using land as a resource.
2. As per this draft report the JJ Bastis at Shyam Nagar & Sikari Bhatta and some clusters of Sultanpuri, were planned to be relocated to the available EWS houses at Dwarka & Sultanpuri respectively constructed by DUSIB under JNNURM.
3. In the pilot project, 20 JJ Bastis having about 4955 Jhuggis have been considered for rehabilitation. 4 JJ Bastis of Sultanpuri are planned to be rehabilitated to 1060 EWS flats constructed under JNNURM in C Blk, Sultanpuri. JJ Bastis at K Blk Shyam Nagar and Sikari Bhatta were planned to be shifted to 980 EWS flats constructed at Dwarka Sec -16B under JNNURM. Upon vacation of these land parcels and also using vacant land parcels, EWS flats will be constructed for rehabilitation of remaining Jhuggies in these areas. The proposal was approved by the DUSIB board in its 16<sup>th</sup> meeting held on 11/04/16 vide agenda no.16/08.
4. The Rehabilitation Branch of DUSIB had fixed the date for conducting the survey of Jhuggie at Sikari Bhatta and adjoining Shyam Nagar JJ Basti on 16.05.2016 for which the public notices were displayed on 02.05.2016. The survey team went to the site but was attacked violently and the vehicles were damaged and the majority of the JJ dwellers expressed their displeasure as they were against the rehabilitation of JJ Basties and insisted for staying/rehabilitation at the same site. Efforts were made to initiate dialogue with the representatives of the JJ dwellers and local representatives including local MLA (Sh. Jarnail Singh) but no progress could be made. Later on, keeping in view the resistance of the public and threat to the staff, it was decided to seek police help in conducting the survey and accordingly DCP (West) was requested to provide police force for conducting survey w.e.f. 24.10.2016. The police force was not provided due to festive season and it was advised to fix the programme after the festive season is over. Again, a request was

sent to DCP (West) on 21.11.2016 to conduct the survey w.e.f. 05.12.2016 but police force was not provided on the ground of deployment of police force at Banks etc. due to demonetization. Despite these three efforts, no progress could be made and the JJ Basti dwellers have continuously expressed their anger against any rehabilitation arguing that the proposed site of Dwarka is about 10 Km. away and they have already constructed pucca houses (including 2-3 storeyed houses) at the existing site by spending their savings etc. and therefore, no rehabilitation may be done.

5. Keeping in view the continuous resistance of the dwellers, it was proposed to explore the possibility for in-situ-rehabilitation by utilizing vacant land measuring approx 6000.0 sqm. available between JJ basti at Sikari B-hatta & K- block Shyam Nagar. Considering the above proposed option of in-situ- rehabilitation of JJ basties Sikari bhatta & K- Block Shyam Nagar, F- block khyala near Over head Tank and F Extn. Khyala was discussed with the Hon'ble Minister of Urban Development on 28/12/16, and the same was approved in principle by the Hon'ble Minister. Accordingly the M/s Ernst & Young, the consultants, were asked to re-examine the technical feasibility and financial viability for in-situ rehabilitation of these JJ bastis. The proposal has been agreed by the M/s Ernst & Young and if they found it suitable, for which necessary corrections in the final report (to be submitted) shall be made by them.
6. Meanwhile, shifting of Slum dwellers of the JJ Bastis at Nehru camp Patparganj and Jai Bharti Camp East Vinod Nagar coming in the way of proposed widening of NH-24 has been taken up and slum dwellers of these bastis requested for allotment of EWS flats at Dwarka. To expedite rehabilitation of these slum dwellers with least resistance, DUSIB is taking action for allotment of newly constructed EWS houses at Dwarka to these JJ dwellers, which were earlier proposed for relocation of the slum dwellers of Sikari Bhatta & Shyam Nagar JJ bastis considered in pilot project.
7. In view of above submissions, Board is requested to approve the following proposals.
  - a. To replan in-situ rehabilitation of Sikari Bhatta and K- Block Shyam Nagar JJ bastis by constructing houses in vacant land available at Sikari Bhatta in Phase-I and balance in different phases at the same location instead of relocating to EWS houses constructed at Dwarka under JNNURM scheme.
  - b. To allow to allot the EWS houses constructed at site no 1 Sector 16B , Dwarka to slum dwellers to be relocated from JJ Basties Nehru camp Patparganj and Jai Bharti Camp East Vinod Nagar for widening of NH-24.

Agenda No. 18/12

Accord of approval for the award of work :- Pay & Use JSC. Sh : Providing pre-fabricated fully assembled toilet cubicle made with PUF insulated sandwich panels clad with PPGI sheets on both sides with ISI marked vitreous China Orissa pattern wc pan for different locations under C-5."

1. DUSIB has taken up the work of providing toilet facilities in JJ Bastis under its jurisdiction to make the Bastis open defecation free for JJ dwellers by providing pucca toilet complexes, mobile toilet vans and pre-fabricated complexes as per requirement and availability of space . The present proposal deals with the procurement of pre-fabricated toilet cubicles through e- tender which will be installed at site after taking up other development works to provide pre-fabricated toilet complexes.
2. The present proposal is for acceptance of rates of the single tenderer M/s Lambda Eastern Telecommunication Ltd. @ Rs. 21,200/- per cubicles on the bids received during second call on Item Rate basis for procurement of 1000 cubicles at tendered amount of Rs. 2.12 Crores.
3. The salient features of the case is as under:
  - a. A/A & E/S:- Accorded by CEO. DUSIB on 29.08.2016. The corresponding amount of Rs. 2,77,05,063/- is available in approved A/A & E/S.
  - b. **Technical Sanction:-** Accorded for Rs. 2,63,86,250/- by S.E. (E&M) dated 29.8.2016
  - c. **Draft NIT :-** Approved by Chief Engineer-I, DUSIB on dated 31.08.2016
  - d. **Time allowed for completion of work :-** Six months

**4. Detail of call of tender :-**

- i) **First call** - Tenders were invited on e-tender portal for the first time vide E-Tender ID. No. 2016\_DUSIB\_113472\_1 and NIT No. 29/EE(E-2)/2016-17/D-277 dated 01.09.2016 with the wide publicity published in three leading news papers namely Times of India (English), Hindustan (Hindi) & Daily milap (Urdu) on dated 03/09/2016; Two Nos. of agencies M/s Lambda Eastern Telecommunication Ltd. & M/s Isolloyd Engineering Technology Ltd. participated in the process and were found technically qualified/eligible. The financial bids were opened on 29/09/2016 and were as under;

S.No.	Name of bidder	Qty	Estimated Cost put to tender	Quoted rates per cubicle	Tendered Amount
1.	M/s Isolloyd Engineering Technologies Ltd.	1000 Nos.	Item Rate	Rs. 22770/-	Rs. 2.27 Crores.
2.	M/s Lambda Eastern Telecommunication Ltd.	1000 Nos.	Item Rate	Rs. 23250/-	Rs. 2.325 Crores

The offer of the lowest tenderer @Rs. 22,770/- per toilet cubicle was found to be on higher side to the current market trend/present prevailing rates of Rs. 21,690/- per toilet cubicle received in similar other e-tender by DUSIB. Accordingly, the tenders were recalled after approval of competent authority.

- ii) **Second Call:** E-tender (ID No. 2016\_DUSIB\_117077\_2) vide NIT No. 38/EE(E-2)/2016 -17/D-399 dated 25.10.16 was again called and wide publicity was given through three leading news papers namely Times of India (English), Hindustan (Hindi) & Daily milap (Urdu) on dated 27/10/2016. Technical bid of the tender were opened on 16.11.2016. Only M/s Lambda Telecommunication Ltd. participated in the tender process and found eligible as per NIT conditions during the technical evaluation. The financial bid was opened on 24/11/2016 and is as under;

S.N o.	Name of bidder	Qty	Estimated Cost put to tender	Quoted rates per cubicle	Tendered Amount
1.	M/s Lambda Eastern Telecommunication Ltd.	1000 Nos.	Item Rate	Rs. 21,200/-	Rs. 2.12 Crores

##### 5. Justification Of Rates

The offer of the single tenderer M/s Lambda Eastern Telecommunication Ltd. @ Rs.21,210/- per toilet cubicle has been found to be in line with market trend, as per rates

received earlier for similar items in DUSIB. These rates are also within the justified rates of Rs. 23,283/- per cubicle work out in the office of S.E.(E&M), DUSIB and duly checked by office of Chief Engineer-I. These rate are also lower than the rate of Rs. 22,410/- per toilet cubicle received during the first call. Finance Wing of DUSIB has also issued necessary financial concurrence of this case vide their note dated 26.12.2016. The validity of the tender is up to 13.02.2017.

6. Central Work Advisory Board of DUSIB has also cleared the case in the meeting held on 06.01.2017 & recommended for the approval of rates in favour of M/s Lambda Eastern Telecommunication Ltd. at his quoted rates of Rs. 21,210/- per toilet cubicle with tendered/ contractual amount for the work of Rs. 2.12 crores.
7. The power to accept the rate/tender, being single tender, vests with DUSIB BOARD.
8. The case is paced before the BOARD for consideration and approval please.

**Agenda No. 18/13**

**Accord of approval for the award of work :- Pay & Use JSC. Sh : Providing pre-fabricated fully assembled toilet cubicle made with PUF insulated sandwich panels clad with PPGI sheets on both sides with ISI marked vitreous China Orissa pattern wc pan for different locations under C-6."**

1. DUSIB has taken up the work of providing toilet facilities in JJ Bastis under its jurisdiction to make the Bastis open defecation free for JJ dwellers by providing pucca toilet complexes, mobile toilet vans and pre-fabricated complexes as per requirement and availability of space. The present proposal deals with the procurement of pre-fabricated toilet cubicles through e- tender which will be installed at site after taking up other development works to provide pre-fabricated toilet complexes.
2. The present proposal is for acceptance of rates of the single tenderer M/s Lambda Eastern Telecommunication Ltd. @ Rs. 21,200/- per cubicles on the bids received during second call on Item Rate basis for procurement of 1000 cubicles at tendered amount of Rs. 2.12 Crores.
3. The salient features of the case is as under;
  - a. **A/A & E/S:-** Accorded by CEO. DUSIB on 29.08.2016. The corresponding amount of Rs. 2,77,05,063/- is available in approved A/A & E/S.
  - b. **Technical Sanction:-** Accorded for Rs. 2,63,86,250/- by S.E. (E&M) dated 29.8.2016
  - c. **Draft NIT :-** Approved by Chief Engineer-1, DUSIB on dated 31.08.2016
  - d. **Time allowed for completion of work :-** Six months

**4. Detail of call of tender :-**

**First call -** Tenders were invited on e-tender portal for the first time vide E-Tender ID. No. 2016\_DUSIB\_113472\_1 and NIT No. 29/EE(E-2)/2016-17/D-277 dated 01.09.2016 with the wide publicity published in three leading news papers namely Times of India (English), Hindustan (Hindi) & Daily milap (Urdu) on dated 03/09/2016; Two Nos. of agencies M/s Lambda Eastern Telecommunication Ltd. & M/s Isolloyd Engineering Technology Ltd. participated in the process and were found technically qualified/eligible. The financial bids were opened on 29/09/2016 and were as under;

S.No.	Name of bidder	Qty	Estimated Cost put to tender	Quoted rates per cubicle	Tendered Amount
1.	M/s Isolloyd Engineering Technologies Ltd.	1000 Nos.	Item Rate	Rs. 22410/-	Rs. 2.241 Crores.
2.	M/s Lambda Eastern Telecommunication Ltd.	1000 Nos.	Item Rate	Rs. 23250/-	Rs. 2.325 Crores

The offer of the lowest tenderer @Rs. 22,410/- per toilet cubicle was found to be on higher side to the current market trend/present prevailing rates of Rs. 21,690/- per toilet cubicle received in similar other e- tender by DUSIB. Accordingly, the tenders were recalled after approval of competent authority.

**Second Call:** E-tender (ID No. 2016\_DUSIB\_117077\_2) vide NIT No. 38/EE(E-2)/2016 - 17/D-399 dated 25.10.16 was again called and wide publicity was given through three leading news papers namely Times of India (English), Hindustan (Hindi) & Daily milap (Urdu) on dated 27/10/2016. Technical bid of the tender were opened on 16.11.2016. Only M/s Lambda Telecommunication Ltd. participated in the tender process and found eligible as per NIT conditions during the technical evaluation. The financial bid was opened on 24/11/2016 and is as under;

S.N o.	Name of bidder	Qty	Estimated Cost put to tender	Quoted rates per cubicle	Tendered Amount
1.	M/s Lambda Eastern Telecommunication Ltd.	1000 Nos.	Item Rate	Rs.21,200/-	Rs. 2.12 Crores

#### 5. Justification Of Rates

The offer of the single tenderer M/s Lambda Eastern Telecommunication Ltd. @ Rs.21,210/- per toilet cubicle has been found to be in line with market trend, as per rates received earlier for similar items in DUSIB. These rates are also within the justified rates

of Rs. 23,283/- per cubicle work out in the office of S.E.(E&M), DUSIB and duly checked by office of Chief Engineer-I. These rate are also lower than the rate of Rs. 22,410/- per toilet cubicle received during the first call. Finance Wing of DUSIB has also issued necessary financial concurrence of this case vide their note dated 26.12.2016. The validity of the tender is up to 13.02.2017.

6. Central Work Advisory Board of DUSIB has also cleared the case in the meeting held on 06.01.2017 & recommended for the approval of rates in favour of M/s Lambda Eastern Telecommunication Ltd. at his quoted rates of Rs. 21,210/- per toilet cubicle with tendered/ contractual amount for the work of Rs. 2.12 crores.
7. The power to accept the rate/tender, being single tender, vests with DUSIB BOARD.
8. The case is paced before the BOARD for consideration and approval please.



**Agenda No. 18/14**

**Pilot project for sanitation improvement plan for Aya Nagar, Delhi to evolve and establish sanitation management system based on bio-digester technology developed/approved by DRDO. Sh:- providing sanitation improvement scheme at Z-block Aya Nagar based on bio-digester technology developed/approved by DRDO including monitoring, operation and maintenance for 03 years.**

1. DUSIB has taken up the work of sanitation improvement plan for Aya Nagar, Z-Block Delhi based on bio-digester technology developed/approved by DRDO including monitoring, operation & management for three years etc.
2. The present proposal is for acceptance of rates of the single/lowest tenderer M/s Arkin Creations Private Ltd. on his quoted rates amounting to Rs. 2,09,99,755/- against justified amount worked out to Rs. 2,11,66,734/- only.
3. This second call of tender and the salient features of the case is as under;
  - a. **A/A & E/S:-** Accorded by CEO(DUSIB) on 09.03.16 for an amount of Rs. 2,15,74,900/-only.
  - b. **Technical Sanction:-** Accorded for Rs. 2,05,38,270/- by S.E. (E&M) dated 26.05.2016
  - c. **Draft NIT :-** Approved by Member(Engg.), DUSIB on dated 06.06.2016
  - d. **Time allowed for completion of work :-** Three months

**4. Details of call of tender :-**

**First call -** Tenders were invited on e-tender portal for the first time vide E-Tender ID. No. 2016\_DUSIB\_107501\_1 vide NIT No. 09/EE(E-2)/2016-17/D-98 dated 07.06.2016 with the wide publicity published in three leading news papers namely Times of India (English), Hindustan (Hindi) & Daily milap (Urdu) on dated 09/06/2016. Only one single tenderer M/s Arkin Creations Pvt. Ltd. had quoted rates which were as under;

S. No	Name of bidder	Estimated Cost put to tender	Tendered amount
1.	Arkin Creations Private Ltd.	Item Rate	Rs. 2,37,06,185/-

The offer of the lowest tenderer Rs. 2,37,06,185/- was found to be on higher side then the justified amount worked out by DUSIB. Accordingly, the tenders were recalled after approval of competent authority.

**Second Call :** E-tender (ID No. 2016\_DUSIB\_116476\_1) vide NIT No. 35/EE(E-2)/2016 -17/D-382 dated 17.10.16. was again called with the wide publicity published in three leading news papers namely Times of India(English) Hindustan(Hindi) & Daily milap (Urdu) on dated 20/10/2016. Technical bid of the tender were opened on 05.12.2016. Only M/s Arkin Creations Private Ltd. participated in the tender process and found eligible as per NIT conditions during the technical evaluation. The financial bid was opened and is as under;

S.No	Name of bidder	Estimated Cost put to tender	Tendered amount
1.	M/s Arkin Creations Private Ltd.	Item Rate	Rs. 2,09,99,755/-

#### 5. Justification Of Rates

The justification statement has been prepared by the office of S.E.(E&M) which comes to be Rs. 2,11,66,734/- which has also been examined in the office of CE. The offer of the lowest/single tenderer M/s Arkin Creations Private Ltd. @ Rs. 2,09,99,755/- only has been found to be within the justified rates of Rs. 2,11,66,734/-. Finance Wing of DUSIB has also issued necessary financial concurrence of this case vide their final note dated 04/01/2017. The validity of the tender is up to 23.02.2017

6. Central Work Advisory Board of DUSIB has also cleared the case in the meeting held on 06.01.2017 & recommended for the approval of rates in favour of M/s Arkin Creations Private Ltd. at his quoted rates with tendered/contractual amount of Rs. 2,09,99,755/-.
7. The power to accept the rate/tender, being single tender, vests with DUSIB BOARD
8. Accordingly, the case is paced before the BOARD for:-
  - a. Ratification of decision to take up this pilot project at Z-Block Aya Nagar by DUSIB to provide sanitation facility in this block of unauthorized colony.
  - b. Acceptance of the offer of the single Tenderer M/s Arkin Creations Private Ltd. at his quoted rates with tendered / contractual amount of Rs. 2,09,99,755/-.

Agenda No. 18/15

Ratification of decision to provide portable /rickshaw mounted toilet cubicles as service facility where no sewage disposal and water is available

1. DUSIB has taken up the work of providing toilet facilities in JJ Bastis under its jurisdiction to make the JJ Bastis Open defecation free by providing adequate toilet facilities as per norms of Swachh Bharat Mission depending upon the availability of space. It has been noted that at some locations neither the sewage disposal arrangement nor water is available. Apart from it, the land owning agencies also do not permit either pucca or temporary structure with septic tank etc at some of the locations.
2. Providing toilet facilities at such locations is a huge challenge and one of the considered options is to provide portable /moveable toilet cubicles as service facility with end to end solution on the part of service provider. In this type of arrangement the moveable/ portable toilet alongwith water/disposal of human waste/care taking facility shall be arranged by the service provider. The service provider shall be paid monthly service charges for the above facilities. These portable toilets arrangements have been tried and tested in Night Shelters and in Okhla Ind. Area and the general response of users/ area public was quite positive and satisfactory. For cost optimization, it is decided that minimum 10 portable/moveable toilet cubicles be provided as service facility at such locations where such extreme exigencies exist. The estimated cost of providing such facility is about Rs. 4500/- per toilet cubicle per month in case of portable toilet (without rickshaw) and Rs. 8000/- per Rickshaw mounted Toilet Cubicles for a lot of minimum ten cubicles
3. Accordingly, the case is placed before the BOARD for:-
  - a. Ratification of decision to provide portable /rickshaw mounted toilet cubicles as service facility on end to end basis where no sewage disposal and water is available as per site feasibility.
  - b. The charges to be paid for this service facility to be charged to the "Pay and Use JSC" head of account available with DUSIB.

**Agenda Item No. 18/16**

**Accord of A/A & E/S amounting to Rs.82,92,25,700/- for the work "Construction of 582 nos. EWS Houses {414 (S+18) storied near railway line and 168 (S+12) storied near Slum Tenements} on DUSIB land at Sangam Park, under the scheme of in-situ Rehabilitation of Slums in Delhi and permission to call the tenders/and subsequent execution of work on neutral technology other than conventional as recommended by BMTPC under the Ministry of HUPA, Govt. of India.**

1. There are two nos. of piece of land of DUSIB measuring 4615 sq.mtr. and 2000 sq. mtr. lying vacant near Railway line and EWS Slum tenements at Sangam Park in A.C.No.18 (Model Town) which are found suitable for the construction of EWS Houses under the Scheme of in-situ Rehabilitation of Slums under the proposal made through the first Pilot Project framed by this Deptt and approved in the 16<sup>th</sup> meeting of Delhi Urban Shelter improvement held on 11/4/2016.
2. The proposals made for in-situ rehabilitation of Slum on DUSIB lands under the Pilot Project was in persuasion of the decisions taken in the 12<sup>th</sup> Board meeting held on 15/6/2015 vide Agenda item no. 1(iv) that the 'DUSIB should come with an in-situ up gradation proposal for slum rehabilitation'. The same was principally approved during the meeting chaired by Hon'ble Chief Minister on the presentation made by the consultant M/s. Ernst and Young LLP on 15/2/2016.
3. As per the advice and guidance of Hon'ble Minister of U.D. the proposal for construction of EWS houses on the pocket of land in Sangam Park near Railway Line measuring 4615 sqm the proposal for constructing 414 EWS flats with Stilt + 18 Storeys has been conceptualized achieving FAR 375.12 and a density 897 DU/Hectare against the permissible norms of 400 and 900 respectively. On the same analogy on the pocket of land in Sangam Park near tenements having vacant area of 2000 sqm and 3670.68 sqm having 160 old tenements, the proposal for construction of 510 EWS houses ( Stilt + 12 Storeys) has been made. In this proposal in I<sup>st</sup> phase 168 EWS houses will be constructed in vacant plot having 2000 sqm, then the occupants of old tenements will be accommodated in the newly constructed EWS houses. After the vacation, the old tenements will be demolished and balance EWS houses (342 nos) will be constructed in part II of Phase I along with the part area vacated from Om Nagar Dhobhi ghat JJ Basti.
4. Accordingly the present proposal for the construction of 582 nos. EWS Houses {414 (S+18) storied near railway line and 168(S+12) storied near Slum tenements} on DUSIB

land at Sangam Park, under the scheme of in-situ Rehabilitation of Slums in Delhi is made considering the site condition and prevailing rules exist in MPD, 2021.

5. The land use of these land pockets are residential as per the lay Out Plan and Zonal Plan. The requisite plans as prepared by this Department have already been submitted to North M.C.D for the issue of necessary approval.
6. The salient features of proposal/estimate have been listed as under:

S.No	DESCRIPTION	FOR 414 EWS HOUSES	FOR 168 EWS HOUSES
1	Total Plot Area of Site	4615.00 Sqm	2000.00 Sqm
2	Carpet area considered for Each DU	26.47 Sqm	26.47 Sqm
3	Super area of each Dwelling Unit i/c Common Area, Corridor, Staircase, Balcony and lifts	43.71 Sqm	43.25Sqm
4	Covered area of each Dwelling Unit excluding Balcony area	41.63 Sqm	41.12Sqm
5	Covered area of each Dwelling Unit for Evaluating cost on Plinth Area Rates Basis i/c 50% of Balcony Area :	42.67 Sqm	42.16 Sqm
6	No of D/U at each Floor	23	14
7	No of D/U on all Floors	414	168
8	No of Storeys:	S+18	S+12
9	Total No of lifts:	6 nos	2 nos

Details of accommodation in each D/U in both pockets of EWS houses is as under:

- A) Living Room: 2.68x3.47m  
 B) Bed Room: 2.79x3.47m  
 C) Kitchen: 1.85x1.62m  
 D) Bath: 1.20x1.20m  
 E) W,C: 0.90x1.20m  
 F) Balcony: 2.08x1.00m

7. For this project the Government of GNCTD has principally agreed to provide seed money amounting to Rs.100 Crore to avoid any delay in the implementation of the project as the revenue generation by the disposal of land parcel may take some time.
8. Preliminary Estimate amounting to Rs.82,92,25,700/- has been framed on the C.P.W.D plinth area rates 2012 + increase of 2% over base cost index and less 12% as per the orders of GNCTD vide No.8/2/2007-A/CD-01295543/2012-13/Exp.-4/854-73 dt.12.09.2012. All the necessary provisions required for R.C.C framed structures including the components of services, development of site, boundary wall, fire-fighting along with green building concepts have been taken. The provisions of operation and maintenance of the services for a period of five years and for lift to ten years have been taken in this estimate/proposal. The copy of the estimate annexed as "A".
9. The case has been examined by the Planning Unit and financially concurred by the Finance Wing of the DUSIB.
10. To promote the emerging technologies and to achieve rapid progress of work this department, intend to call the tenders/execute the work on neutral technology other than conventional as recommended by BMTC under the ministry of HUPA, Govt. of India.
11. Accordingly matter is placed before the Board for the accord of Administrative Approval & Expenditure Sanction for a sum of Rs.82,92,25,700/- for the "Construction of 582 nos. EWS Houses {414 (S+18) storied near railway line and 168(S+12) storied near Slum Tenements} on DUSIB land at Sangam Park, under the scheme of in-situ Rehabilitation of Slums in Delhi and permission to call the tenders/and subsequent execution of work on neutral technology other than conventional as recommended by BMTPC under the Ministry of HUPA, Govt. of India.

Agenda No. 18/17

**Requirement of Funds for Development / Maintenance works at Housing Complex of 3456 Nos. (G+3) four storeyed EWS Flats constructed by DSIIDC at Phase-II, Baprola under JNNURM**

1. 3456 four storied EWS flats in Blocks- F to Q at Ph-II, Baprola were constructed by DSIIDC under JNNURM Scheme reportedly about three years back. In compliance of the directions of Hon'ble Delhi High Court in Contempt Case (Civil) titled- Virat Co-operative Group Housing Society & Others V/s. Commissioners & Others regarding rehabilitation of families of Jwala Puri JJ Basti, a decision was taken in a meeting held on 09.11.2015 under the Chairmanship of Pr. Secretary (UD), GNCTD for allotment of flats at Baprola to the families of said JJ Basti. Accordingly, the possession of 560 flats in Block-F & G at above said location was taken over by DUSIB from DSIIDC on 21.11.2015. Afterwards, 608 nos. more flats in Block J & K at above location were also taken over from DSIIDC on 29.06.2016 for allotment to the families of various JJ Bastis. Thus, DUSIB has so far taken over 1168 nos. flats & out of which, about 711 flats stand allotted to the families of various JJ Bastis. The remaining flats are also to be taken over by DUSIB from DSIIDC shortly.
2. With regard to the maintenance of services is concerned, the same was maintained by DSIIDC till 31.07.2016 & there-after, DUSIB is maintaining the services. There are complaints of seepage in toilets/bathrooms to large extent & other minor defects in number of allotted flats which need urgent repairs. DUSIB is maintaining the services & attending the defects on day to day basis.
3. An Agenda No.17/13 for seeking approval for funds required for carrying out additional development works & maintenance works for 3456 EWS flats constructed by DSIIDC at said location, was placed before the 17<sup>th</sup> DUSIB Board Meeting held on 28.09.2016 in which, CMD (DSIIDC) & CEO (DJB) were also present. On the issue of funds demanded by DJB for water connection charges & on account of deficiency charges; it was decided by the Board that Delhi Jal Board will not raise any demand to provide infrastructure at Baprola and the same may be charged to the budget support provided to DJB by Delhi Govt. Till such time, water supply should also be provided by DJB at Baprola free of charge. Regarding approval for funds for development/maintenance works, it was decided that the CEO (DUSIB) and CMD (DSIIDC) shall visit these flats at Baprola to ascertain the extent of repairs/deficiency works to be carried out in the flats by DSIIDC at the

earliest so that DUSIB can take the possession of the remaining flats from DSIIDC for relocation of eligible JJ dwellers and the grievances of the occupants already residing can be redressed.

4. Accordingly, the inspection of site at Baprola flats was done by the CEO (DUSIB) & CMD (DSIIDC) in presence of engineers of both deptts. on dated 04.11.2016 at 10.00 AM. All the issues related to the execution of deficient works & repair of defects were discussed point-wise at length at the site and the CMD, DSIIDC asked his engineers to check the seepage & other defects in allotted as well as remaining flats jointly in presence of DUSIB engineers within a week time and afterwards one time repair of such defects in all affected flats be done.
5. Regarding other deficient works in the housing complex as reflected in the Agenda No.17/13 placed in 17<sup>th</sup> Board Meeting, it was decided that DSIIDC will convey its stand in respect of deficient works/provisions to DUSIB after checking the provisions envisaged in DPR/Contract Agreement of housing project and hand-over the copy of DPR/Contract Agreement to DUSIB so that further action could be taken accordingly.
6. Regarding provision of a Dhalao, the CMD, DSIIDC agreed to the proposal & directed his engineers to construct a Dhalao at some suitable location so that solid waste could be managed properly.
7. Afterwards, a meeting by CE-1, SE-1, EE(C-2) of DUSIB was also held in the chamber of CE-III, DSIIDC at Wazirpur office in presence of concerned SE & EE of DSIIDC and the Minutes of said Meeting were issued by SE-1(DUSIB) vide letter dated 28.11.2016 (Annexure-A). During the said meeting, DSIIDC expressed inability to rectify the defects in 1168 flats already handed over to DUSIB as well as execution of deficient works being not covered in their DPRs. This fact is also evident from the Minutes of Meeting of site inspection dated 04.11.16 issued by the CE-III, DSIIDC vide letter dated 17.11.16 (Annexure-B).
8. In the circumstances as explained above, the following works left out by DSIIDC need to be executed by DUSIB at the said housing complex to make the services functional for the beneficiaries of the said flats. The details of these works are as under:-  
**Roads, Drainage Network & Boundary wall for UGR & Parks:** These services though provided at site but are not in proper condition. The extensive repairs of roads/ drains i/c construction of additional drains are required to be carried out at site. Road beams are also not provided with pavement at most of places which cause inconvenience to public. The



approximate cost under this component i/c construction of boundary wall for parks would be Rs. 1.62 Crore. The DSIIDC mentioned that these works were not part of DPR.

**Horticulture Work:** There are 10 Nos. undeveloped Parks in the area. The approximate cost under this component for development of parks & roadside plantation including tube-well bores for parks etc. would be Rs. 0.63 Crore. The DSIIDC mentioned that existing work was done as per DPR and there is no provision for further works.

**Electrical Work:** The amount of deficiencies in original electrical work has been assessed as Rs. 0.35 Crore.

**Internal Defects:** Besides, the funds are also required to the tune of Rs. 50.00 lakh for attending the defects such as seepage in toilet/bathroom, replacement of damaged M.S.Door (terrace), CC flooring, cement plaster etc. pertaining to the 1168 flats already taken over by DUSIB. The DSIIDC has refused to do any rectification work in the flats already occupied by the dwellers & handed over to DUSIB.

**Total Cost on account of original/deficient works**

$$= 1.62 + 0.63 + 0.35 + 0.50 \text{ Crore} = \text{Rs. 3.10 Crore.}$$

**9. Status of Water Supply Network:** No arrangement for regular supply of potable water is existing in the complex, though DSIIDC has laid the water supply network including an UGR which still needs to be connected to the peripheral water line of DJB. Presently, bore water is being supplied to the individual flats through overhead water tanks placed at the terrace for bathing & other purposes. The drinking water is now being provided to the families through DJB water tankers as an interim arrangement. A water ATM by DJB is also made functional in the area for supplying potable water to the residents on chargeable basis i.e. 20 paise per litre. But, the residents are not ready to take water from water ATM & therefore the water supply through water tankers is continued. For making provision of potable water supply in these flats on permanent basis, the water supply system is needed to be taken over/ maintained by DJB on "As is where is basis." as per the mandate & earlier decision.

**10. Status of Sewerage System:** The sewage disposal system is not proper in the complex though DSIIDC had laid sewer lines. The discharge/ effluent from the flats is collected in a sump well and then pumped into a septic tank and then effluent from septic tank run through open drain to nearby Najafgarh Drain, Technically, it is essential to provide an STP & the approximate cost of construction of STP for all flats would be Rs.8.00 Crore. The DJB may be asked to take over the available Sewerage System for functioning & maintenance on "As is where is basis". Besides, DJB may take up the construction of said

STP at this location from the funds available with them as it is having mandate as well as being expert in the construction of such STPs.

11. Further, as per Delhi Slum & JJ Rehabilitation & Relocation Policy 2015, annual maintenance of external/common services (common area like staircase, open ground, water supply & electric supply systems, external sewers i.e. sewer lines, roads, street lights, drainage & parks etc.) is to be done by DUSIB for a period of 5 years from the DUSIB Estate Management Fund, depending upon requirement. The allottees have contributed Rs.30,000/- per dwelling unit as maintenance charges.
12. Besides the above works, the day to day maintenance of internal services such as leakages, chokage of water traps etc is also required for which occupants are facing difficulty in getting labour from outside being costly. It is, therefore, proposed that DUSIB may provide maintenance labour for internal works also till the RWAs are formed and take control say initially one year after all the flats are occupied. The expenditure for providing labour for internal and external maintenance can be met out from Estate Management Found.
13. As per the policy, DUSIB is getting Rs.1,42,000/- from each allottee (i.e. Rs.1,12,000/- as Beneficiary Contribution & Rs.30,000/- as Maintenance Charges for external services for 5 years). In addition to above, DUSIB is also getting Rs.1,50,000/- for each flat from Land Owning Agency as their contribution.
14. During earlier meetings of the Board, it was also decided that contribution from beneficiary having allotted flats at Baprola will also be kept by DUSIB towards DUSIB Estate Management Fund and maintenance will be done from the interest earned from this fund. However, during first year, maintenance is to be done from the Estate Management Fund as the interest will be earned in subsequent years only.
15. Thus, DUSIB will be having following funds for this colony i.e. Baprola Ph-II consisting of 3456 EWS houses if all the 3456 EWS flats are allotted to dwellers of JJ Basties .
  - a. DUSIB Estate Management Fund - Rs. 49.08 Crore.
  - b. Land Owning Agency's contribution - Rs. 51.84 Crore.
16. At present, only 711 flats are allotted to the JJ dwellers and following funds are received:-
  - a. Beneficiary Share & Maintenance Charges- Rs. 10.10 Crore.
  - b. Land Owning Agency's contribution - Rs. 10.67 Crore.
17. In view of the above, the following proposals are submitted before the board for consideration and approval

- a) As DSIIDC is not removing these deficiencies due to non provision in DPR, Board may allow DUSIB to take up these works amounting to **Rs.3.10 Crore** as per details given in Para-8 above. The Urban Development Deptt., GNCTD will be requested to provide Rs.3.10 crore as proposed, in the plan scheme and DUSIB shall raise demand to UD Deptt., GNCTD for allocation/release of this fund. Meanwhile, DUSIB may be allowed to take up these works by utilising the fund received as Land Owning Agency's contribution till the above allocation is received from Delhi Govt.
- b) Delhi Govt. may grant permission to utilise LOA fund for which a request to UD Deptt. has already been sent on 06.01.2017 (**Annexure-C**).
- c) The DJB may be requested for taking over the Water Supply Network at Baprola for further maintenance on "As is where is basis" and any augmentation requirement may be done by DJB from its own resources as decided in 17<sup>th</sup> Board Meeting.
- d) The DJB may also be requested to take over the Sewerage System at Baprola for further maintenance on "As is where is basis" as per the mandate and to construct an STP of requisite capacity from its own funds as per the requirement as decided in 17<sup>th</sup> Board Meeting.
- e) DUSIB may be permitted to charge the watch & ward expenditure for the period between the flats taken over from executing agency and handing over to slum dwellers from the "Estate Management Fund" to avoid theft in the flats.
- f) DUSIB may be permitted to carry out all type of external, internal & common area work out of Estate Management Fund.
- g) Approval may be granted to utilize Beneficiary & Land Owning Agency's Fund as requested vide letter dated 06.01.2017 pending approval from UD deptt., GNCTD to provide better facilities to the occupants.

**Agenda No 18/18**

**Accord of A/A & E/S for the construction of four new shelters for urban homeless under National Urban Livelihoods Mission (NULM).**

1. DUSIB has prepared and submitted four DPR's to Delhi Govt. for the construction of new shelters for urban homeless as per National Urban Livelihoods Mission (NULM) guidelines amounting to Rs. 35.0074 Cr. It is pertinent to mention that out of these four shelter homes, only one shelter at Nangloi, Ph-II will be constructed on DUSIB land and for rest of the three shelters, the lands are provided by DDA. The details of proposal are as under :

Sl. No	Name of work	Total Estimated cost (in Crore)	Plot area (in Sqm)	Covered area in each floor (in Sqm)	Green/open area provided (in Sqm)	No of family cubicles at top floor	Total covered area on all floors (in Sqm)	No of floors
1.	C/o SUH Sec. 3, Ph - III, Dwarka	8.1372	970.20	485.00	485.20	18 Nos.	1931.00	4
2.	C/o SUH Geeta Colony, near JJ Basti, Budh Bazar.	7.6814	864.80	432.00	432.80	14 Nos.	1716.00	4
3.	C/o SUH, Sec 5, Rohini	10.9128	1465.78	811.60	654.18	20 Nos.	2925.84	4
4.	C/o SUH Nangloi, Ph-II near Nangloi Rly Stn	8.276	1065.67	523.38	542.19	20 nos.	2093.52	4
	<b>Total</b>	<b>35.0074</b>						

The details of abstract of cost w.r.t. above said DPR's are enclosed as annexure 'A'.

2. The salient features as per NULM guidelines of Shelter Homes :

1. Cabins for homeless families.
  2. 4 Storeyed RCC structure (G+3).
  3. Provision of lift.
  4. Common kitchen.
  5. Well ventilated rooms/hall.
  6. Adequate bathing/ toilet facilities.
  7. Standard lighting
  8. CCTV's
  9. Solar geyser etc.
3. During the meeting of State level Project Sanctioning Committee held on 01.07.2016 under the chairmanship of Chief Secretary, GNCTD, the projects were discussed and committee approved the proposal of the construction of all the four above said shelter homes amounting to Rs. 35.0074 Cr. and minutes of same were conveyed by Director (Mission Convergence)-Samajik Suvidha Sangam, Govt. of NCT of Delhi vide no. F7 (165) / MD / SSS / SJSRY/ Homeless-Shelter / NULM / 15-16 / 876-89 dated 14.07.2016. The copy of the minutes is enclosed Annexure 'B'.
  4. The tenders for the above said works have already been called due to urgency in taking up the works after making necessary modification as suggested in layout plan which was also conveyed to Deputy Director, Samajik Suvidha Sangam (Mission Convergence) vide letter no. F-06/NS/DUSIB/335/2016/D-574 dated 07.10.2016 annexure 'C'. The Hon'ble Minister Urban Development has also approved the same on 26.10.2016.
  5. Necessary approval of plan from statutory authorities will be the responsibility of construction agency.
  6. The proposal is submitted before the board for granting of ex-post facto approval of A/A & E/S for the above.

Agenda No.18/19

Accord of A/A & E/S and necessary approval for carrying out the work "Providing and laying CC pavements and construction of drains in the Punjab Migrants Relief camp/basti at Peera Garhi

1. There is a Basti known as Punjab Migrant Relief Camp near Peera Garhi where at present about 2000 families migrated from Punjab with a population of 10000 persons are residing in the camp/temporary structures under inhabitable conditions due to lack of basic amenities such as proper drainage, sewerage, roads and sanitary facilities from quite a long time.
2. As per the records/information available with this department, the Punjab Migrants Relief Camps at Peera Garhi were set up by DDA on their commercial land in the year 1987-90 consisting five no. blocks namely A, B, C, D & E and about 2130 families were accommodated there in. Initially the requisite facilities as reported were provided by the Deputy Commissioner (Relief), Delhi Administration.
3. As per the policy and decisions taken by DDA & Govt. of India, these families were shifted/rehabilitated in EWS flats mainly located at Bindapur, Rohini & Narela till 2008 on the clearance/recommendations of Deputy Commissioner of the concerned district. Only 224 families who were allotted flats in Draw no. 2001 held on 20/8/2008 could not be rehabilitated in the year 2008 due to some litigations for which details are available with DDA/DC (West) GNCTD.
4. DDA, as reported, demolished two nos. blocks A & B and rest C, D, E could not be removed from site probably due to non shifting of Punjabi Migrants in totality.
5. It has also been further reported that some of the Punjabi Migrants/ other dwellers had also erected temporary structures/tents/Jhuggies around the relief camps during the course of the time.
6. Due to not providing any further facility/basic amenities to this camp, the living condition became pathetic with passage of time. Various representations and recommendations from the Hon'ble Area MLA and Hon'ble Minister UD, Shri. Satyender Jain have been received in this department for providing minimum basic amenities to this basti for making the lives of dwellers habitable by declaring it as a JJ Cluster. Apart from this, this issue had also been discussed during the meeting held in the chairmanship of Hon'ble Deputy Chief

Minister on 22/7/2015, wherein a decision was conveyed vide item no. 1 reproduced as under:

“After detailed deliberations, it was decided that as a short term measure, DUSIB shall undertake the work of basic facilities like roads, drains, water hydrants etc. on war-footing to provide succor to the people living in squalor without basic civil infrastructure and civic amenities.”

7. On enquiring from the dwellers residing in that locality, it revealed that most of them are there from about 20 to 25 yrs. back. Some of them also provided the copies of election cards issued from Election Commission of India in the year 1995, Ration Cards and other documents which are also confirming that these residents are residing in these camps/jhuggies prior to the cutoff date 31/3/2002 required as per DUSIB Act to notify a basti as Jhuggi Jhopri Basti.
8. As per the DUSIB Act under the Section 2(f)& 2(g) the Jhuggi Jhompri Basti is defined as under:
  - 2(f) “Jhuggi” means a structure whether temporary or pucca, of whatever material made, with the following characteristics, namely:- (i) it is built for residential purpose; (ii) its location is not in conformity with the land use of the Delhi Master Plan; (iii) it is not duly authorized by the local authority having jurisdiction; and (iv) it is included in a jhuggi jhopri basti declared as such by the Board, by notification;
  - 2 (g) “jhuggi jhopri basti” means any group of jhuggis which the Board may, by notification, declare as a jhuggi jhopri basti in accordance with the following factors, namely:- (i) the group of jhuggis is unfit for human habitation; (ii) it, by reason of dilapidation, overcrowding, faulty arrangement and design of such jhuggis, narrowness or faulty arrangement of streets, lack of ventilation, light or sanitation facilities, or any combination of these factors, is detrimental to safety, health or hygiene; and (iii) it is inhabited at least by fifty households as existing on 31st March, 2002.
9. DDA which is land owning agency in this case is responsible to protect their land, seems had not taken adequate steps in protecting their land prior, during & after the rehabilitation process of Punjab Migrants.
10. DUSIB is providing basic amenities like brick flooring/cc pavement, drain, JSC/toilet block, Basti Vikas Kendra, Shishu Vatika, etc. in all JJ Bastis /clusters for more than 25 to 30 years as per needs and necessity of JJ dwellers to improve their environmental conditions under the relevant head of account duly approved by erstwhile Slum & JJ department/Delhi Govt.

11. After formation of the DUSIB in the year 2010, the department has finalized/shortlisted a list of about 685 JJ Clusters located on the land parcels belonging to various Land Owning Agencies, on the basis of survey made by the field staff of that area but the process of their notification is still to be carried out as per the law and provision under the section of 2(f) & 2(g) of DUSIB Act, 2010.
12. In view of above, it was proposed to do certain works to improve the living conditions in this camp/basti but the same could not be materialized being not in the list of JJ Bastis maintained by DUSIB.
13. This is a fact that the name of this camp/basti is not in the list of JJ Bastis on the website of the DUSIB, however about 80 more JJ Bastis have also come to the knowledge of the DUSIB which are yet to be surveyed for inclusion in the old list. Due to non inclusion in the old list of JJ bastis, the residents of this camp/basti could not be provided basic facilities and they are living in unhygienic conditions causing lot of health problem to the residents.
14. Punjab Migrant Camp at Peera Garhi may be included in the list of JJ Basti to enable DUSIB to take up CC pavement work under Plan Scheme of Environmental Improvement of Urban Slums (EIUS).
15. Looking at the pathetic condition of the colony, Hon'ble Minister UD/VC (DUSIB) has accorded in principle approval vide his note dated 13/12/2016 (reproduced as "Please do complete work in one go") on the proposal framed by the DUSIB to take up the work of providing C.C. Pavements and drains in this basti at Peera Garhi.
16. Accordingly, a Preliminary Estimate amounting to Rs.5,19,94,400/- has been framed for the work "Providing and laying CC pavements and construction of drains in the Punjab Migrants Relief camp/basti at Peera Garhi" as per the necessity and requirement of the site under the plan scheme of EIUS which has also been cleared by Planning/P&M Section and financially concurred by the finance wing of the DUSIB 'Annexure A'.
17. The matter is placed before the Board for Accord of Administrative Approval & Expenditure Sanction (A/A & E/S) amounting to Rs.5,19,94,400/- for carrying out the work of "Providing and laying CC pavements and construction of drains in the Punjab Migrants Relief camp/basti at Peera Garhi" by taking a same view/practice as adopted for other JJ Bastis/Clusters under the plan scheme of EIUS considering this camp/basti similar to JJ Basti.



Agenda No. 18/20

Creation of two supernumerary posts of Executive Engineer (E&M).

1. In DUSIB, there are five sanctioned posts of Executive Engineer (E&M) in the Pay Scale of Rs.15,600 – 39,100/- with Grade Pay of Rs. 6600/- (pre-revised). Departmental Promotion Committee meeting for filling up the vacant posts of Executive Engineer (E & M) was held on 12.02.2014. The name of Sh. Mahesh Gupta, A.E. (Elec.) was recommended for promotion to the post of Executive Engineer w.e.f 01.01.2014. Accordingly, the order was issued.
2. Some representations from Electrical Engineers were received over a period of time requesting to prepare an eligibility list of engineers in the electrical cadre also, as department has already made an eligibility list in the civil side and gave effect to the same in the promotions.
3. As such, an eligibility list of engineers in electrical cadre has been prepared in the year 2016. In order to give effect to the said eligibility list, the effective dates for eligibility of the engineers for promotion got changed. Accordingly, review DPC for promotions in the electrical cadre was convened on 17.09.2016 with the approval of competent authority. The review DPC recommended the name of five Asstt. Engineers, reviewed by it, for promotion to the post of Executive Engineer (E & M). Since the name of Sh. Mahesh Gupta, after review, was found to be placed below the name of engineers in the eligibility list, his name could not be recommended by the DPC meeting held on 17.09.2016.
4. Sh. Mahesh Gupta was already promoted to the post of Executive Engineer as per recommendation of DPC meeting dated 12.02.2014, the DPC meeting held on 17.09.2016 recommended that the decision on continuation, or otherwise, in respect of him as Executive Engineer may be taken administratively.
5. It is further added that as per the eligibility list and in the above said meeting, the review DPC recommended, the name of Sh. Naresh Gera to the post of Asstt. Engineer w.e.f 01.01.1992 whereas the name of Sh. Mahesh Gupta was recommended for the post of Asstt. Engineer w.e.f 01.01.1998. As such, Sh. Naresh Gera is senior to Sh. Mahesh Gupta in the feeder cadre of Executive Engineer.
6. As per Swamy's Manual on Establishment and Administration on creation of supernumerary post, it is a shadow post, which is personal to the officer for whom it is created and no other officer can be appointed against such a post. It stands abolished as

soon as the officer, for whom it was created, vacates it on account of retirement or confirmation in another regular permanent post or for any other reason. No extra financial commitment is involved in the creation of such posts in the form of increased pay and allowances, pensionary benefits etc. (copy enclosed ).

7. Both, Sh. Naresh Gera and Sh. Mahesh Gupta are drawing the Pay in Grade Pay of Rs. 7600/- (pre-revised) under ACPS/MACPS. As such, to accommodate Sh. Mahesh Gupta, who was promoted to the post of Executive Engineer, as per recommendation of Departmental Promotion Committee dated 12.02.2014 and Sh. Naresh Gera, Asstt. Engineer, who is now senior to Sh. Mahesh Gupta as per recommendations of review DPC dated 17.09.2016, and to avoid legal implications and for the sake of natural justice, it is decided to place the matter before the Board for consideration of creation of **two** supernumerary posts of Executive Engineer (E&M), which will be personal to the above officers and co-terminus with their tenure/superannuation, whichever is earlier, and no financial benefit will accrue to the officials posted against these two supernumerary posts.

**Agenda No. 18/21**

**Engagement of Junior Engineers (Civil) and (Electrical) on regular basis.**

1. Agenda for engagement of 61 Junior Engineers (Civil) and 26 Junior Engineers (Electrical) on contract basis from ICSIL or open market against the vacant post of Junior Engineers (Civil) and Junior Engineers (Electrical) in DUSIB was placed before 16<sup>th</sup> Board meeting of DUSIB held on 11.04.2016 vide item No.16/14, and the same was approved by the Board.
2. As per approval of the Board request was made to ICSIL to provide JEs (Civil & Electrical) on contract basis. Due to some administrative reason, the same did not materialize and as such the 50 Engineering Interns (Civil) and 20 Engineering interns (Electrical) were engaged through open advertisement in leading newspapers & DUSIB website. The Engineering Interns were selected after interview conducted by a duly constituted committee for the purpose and the same was placed before 17<sup>th</sup> Board meeting of DUSIB held on 28.09.2016 vide item No.17/10 for information and ratification of engagement of interns by DUSIB instead of JEs on contract basis and the same was approved.
3. These Interns were appointed for a period of six months which is expiring on 10<sup>th</sup> February 2017.
4. Four Engineering Interns including 3 from civil and 1 from electrical had already left this department.
5. Further it is pertinent to mentioned here that erstwhile Slum & JJ department was converted into Delhi Urban Shelter Improvement Board (DUSIB) in 2010. The budget of DUSIB has gone from 32 crore in 2009-10 to 237 Cores in 2016-17, but the strength of Engineering staff has come down due to retirement of the officers/officials and non-filling up of posts by retired officials.
6. DUSIB has to make all JJ Bastis open defecation free by constructing toilets as per Swatch Bharat Mission norms of 30 seats for one person and to keep them operational through O & M agencies.
7. DUSIB is planning to construct 10000 EWS houses immediately to rehabilitate JJ Bastis on DUSIB land under Housing for All-PMAY (Pradhan Mantri Awas Yojana). All the 99 JJ Bastis on DUSIB land are to be rehabilitated for which large volume of EWS housing shall be required.

8. In addition to above, the other works under Plan Scheme such as Environmental Improvement in Urban Slum, BVK/Community Halls, and Shishu Vatika are also being executed to provide better environment and facilities to slum dwellers.
9. To achieve the above targets, additional force of dedicated engineers will be required.
10. Year wise scenario of retirement of Engineers (Civil) at AEs and JEs level is as under :

Retirement Year	AE	JE	Grand Total	% total	Cumulative % total
2017	5		5	3.50	
2018	7	1	8	5.59	9.09
2019	19		19	13.29	22.38
2020	21	3	24	16.78	39.16
2021					
2022	16	3	19	13.29	67.83
2023	8	3	11	7.69	75.52
2024	2	3	5	3.50	79.02
2025					
2026	1	1	2	1.40	82.52
2027	1	1	2	1.40	83.92
2028	2	3	5	3.50	87.41
2029	1	1	2	1.40	88.81
2030		5	5	3.50	92.31
2031		1	1	0.70	93.01
2032		2	2	1.40	94.41
2033		4	4	2.80	97.20
2034	1	2	3	2.10	99.30
2035		1	1	0.70	100.00
Grand Total	104	39	143	100.00	

11. It can be seen by the end of 2021 (54.55%) and by the end of 2025(81.12%) of working AEs & JEs will retire which will bring a gap in the department. In order to continue the DUSIB, an immediate action and long term strategy to recruit engineers on regular post at JEs level is required.
12. DUSIB had already taken decision for recruitment of JE (Civil) & JE (Electrical) and as per the decision of 11<sup>th</sup> Board meeting DUSIB has already sent requisition to Delhi Subordinate Selection Board (DSSB) for recruitment of 61 JE (Civil) and 27 JE (Electrical) vide letter dated 12<sup>th</sup> January 2015. Till date no action has been taken by DSSB and as per verbal enquiry they are not in a position to commit any time frame for recruitment of JEs.

13. Since last three to four years, Public Sector Undertakings (PSUs) like BHEL, Indian Oil, ONGC, NTPC, Power Grid Corporation have been recruiting Engineers in different streams through valid GATE Score of previous year and current year. DUSIB may also recruit JE (Civil) and JE (Electrical) from GATE qualified candidates on regular basis to meet out the shortage of engineers.
14. Appointment of these JE (Civil) and JE (Electrical) in the pre revised pay scale of Rs.9300-34800 plus Grade Pay of 4200 through GATE qualified score shall be done through open advertisement in leading newspapers and department web site. Selection shall be made on the basis of interview to be conducted by nominated committee.
15. In view of above, Board may consider and approve the following proposal
  - a. To engage 50 JE (Civil) and 20 JE (Electrical) on regular basis this year and balance in next coming years to meet out the shortage as decided by CEO, DUSIB through valid Gate Score of two years i.e previous year and recruitment year and the request sent to DSSB may be allowed to be withdrawn.

To extend the tenure of Engineering Interns (Civil/Electrical) for another six months or till the engagement of JE (Civil/Electrical) through valid GATE Score, whichever is earlier.

Agenda No. 18/22

Change in yardstick to carry out repair works in DUSIB's katras properties in walled city area under the plan scheme of "Structural Improvement and Rehabilitation of Katras".

1. Under 7<sup>th</sup> Five Year Plan (1985-1990), a plan scheme called **Structural Improvement and Rehabilitation of Katras** was implemented by erstwhile Slum & JJ Deptt of DDA (Now DUSIB ). The objective of the scheme was to provide repairing works in katras / properties/buildings located in the walled city and its extension with certain yardstick and norms to carry out the repairing works @ 400 per capita.
2. In June, 1989 repair of properties / katras on need basis and dangerous properties / katras were also brought into the purview of the repair under the above scheme. In 1991 structural repair including repair/replacement of sewerage / water supply system and other services were also under taken under the aforesaid scheme where the per capita covered space is more than 3.00 sqm., at a cost of Rs. 1000 per sq.mt, as per the decision taken in the meeting chaired by then Chief Secretary, Govt. of NCT of Delhi on 22/3/1991.
3. Urban Development Department, Govt. of NCT of Delhi vide letter no. F. 57(60)/2001/UD/18368 dated 11/8/2001 has revised the norms of expenditure under this scheme from Rs.1000 per sq.mt, to Rs. 1700 per sq.mt., with the condition that then Slum & JJ Deptt would not take up repair of any katra/ properties for the next 3-4 years once it was repaired. The scope of the scheme was further enhanced by UD Department, Govt of NCT of Delhi vide letter dated 3/7/2012 covering development works on common space in private katras on the same line which were applicable in case of development of common space in Government's own katras.
4. At present DUSIB has 2898 properties / katras located in the walled city and its extension since the inception of this scheme. DUSIB has been following the norms fixed in the year 2001, since last 15 years. The costs of building material and labours had since been increased enormously. DUSIB vide letter dated 7/10/15 has requested Urban Development Deptt., Govt., of Delhi to increase the per capita cost in accordance to the cost index notified by CPWD. However, in some cases, this increased **limit of Rs 4200/-** will also not be sufficient due to increased quantum of work and deteriorated condition of katra buildings being very old.

5. Dy. Secretary, UD Department, Govt. of NCT of Delhi vide letter dated 3/3/ 2016 has requested DUSIB in similar another case to place the matter before DUSIB Board for considering the proposal accordingly. The matter was placed before the Board in its 16<sup>th</sup> meeting held on 11.04.2016. **Board considered and approved the proposal.**
6. In order to sort out the issue, Urban Development Department had convened a meeting under the chairmanship of Hon'ble Dy. Chief Minister on 30.11.2016 at 3.00 P.M. in his conference room at 6<sup>th</sup> Level, Delhi Secretariat, New Delhi. In the said meeting, Hon'ble Minister of Urban Development, Hon'ble Minister of Food Supplies & Consumer Affairs, Pr. Secretary (UD), Director (Planning), Spl. Secretary (Finance) and Joint Secretary (Finance) were also present.
7. After detailed discussion, it was decided that DUSIB can execute the works on the basis of prevalent DSR rates as per actual of the CPWD Manual for the plan scheme "**Structural Improvement and Rehabilitation of Katras**". It was also decided that the CEO (DUSIB) will further place this matter before the Board of DUSIB for its approval.
8. Board is requested to approve the proposal given in Para 7 above.

Agenda No. 18/23

Change in the yardstick for implementing plan scheme "Environmental Improvement in Urban Slum".

1. DUSIB is implementing a plan scheme known as "Environment Improvement in Urban Slums "(E.I.US) for improving the living standard of dwellers in JJ Clusters for which different types of basic amenities are being provided. The basic amenities comprise of providing brick flooring / CC Pavement; construction of drainage system inside the JJ Clusters and Construction of approach road to the cluster for flow of vehicle as per the specific location requirement etc.
2. The present yardstick for executing the work was fixed in the year 1995 vide Govt. of India, Ministry of Urban Affairs and Employment order No. K-17011/1/95-EIUS /UPA-3 dt. 15/1/1995 and Rs. 800/- was fixed as per capita cost for providing various types of basic amenities in the J J Cluster. DUSIB vide letter dt.7/10/15 has requested Urban Development Deptt., Govt., of Delhi to increase the per capita cost ceiling from Rs. 800/- to Rs. 3112/- in accordance to the cost index notified by CPWD. Dy. Secretary, Urban Development Department, Govt. of NCT of Delhi vide letter dated 3/3/ 2016 has requested DUSIB to place the matter before DUSIB Board for considering the proposal accordingly. The matter was placed before Board in its 16<sup>th</sup> meeting held on 11.04.2016. Board considered and approved the proposal.
3. The matter was again referred to Urban Development department for approval in view of Dy. Secretary letter dated 03/03/2016.
4. In order to sort out the issue, Urban Development Department had convened a meeting under the chairmanship of Hon'ble Dy. Chief Minister on 30.11.2016 at 3.00 P.M. in his conference room at 6<sup>th</sup> Level, Delhi Secretariat, New Delhi. In the said meeting, Hon'ble Minister of Urban Development, Hon'ble Minister of Food Supplies & Consumer Affair, Pr. Secretary (UD), Director (Planning), Spl. Secretary (Finance) and Joint Secretary (Finance) were also present.
5. After detailed discussion, it was decided that DUSIB can execute the works on the basis of prevalent DSR rates as per actual of the CPWD Manual for plan scheme "Environment Improvement in Urban Slum". It was also decided that the CEO (DUSIB) will further place this matter before the Board of DUSIB for its approval.
6. Board is requested to approve the proposal given in Para 5 above.



Agenda No 18/24

Policy of medical reimbursement for DUSIB employees.

1. In erstwhile Slum & JJ Department, medical reimbursement of employees and its pensioners were processed as per St. Stephen Hospital rates based on the medical policy of DDA which was applicable in erstwhile S&JJ department as the department was earlier part of DDA. Subsequently the department became a part of MCD and even during MCD, the same policy was being followed. The policy provided for both indoor as well as outdoor treatment based on St. Stephen rates. This practice continued even after the creation of DUSIB in July 2010 and medical reimbursement cases are still being processed and decided on the basis of St. Stephen Hospital rates, both in terms of indoor as well as outdoor treatment and modifications, if any, made in the DDA policy was also implemented in DUSIB.
2. DUSIB became an autonomous body of GNCT of Delhi with the enactment of DUSIB Act, 2010 vide Notification No.F.14(18)/LA-2007/Law/227 dated 31.05.2010 read with Notification F.No.1(7)UD/DUSIB/2010/9736 dt.01.07.2010 w.e.f.1<sup>st</sup> July-2010, and erstwhile Slum and JJ department was merged with DUSIB with all its assets and liabilities.
3. The Section 30 of the Delhi Urban Shelter Improvement Board Act-2010 provides terms and conditions of services of employee shall not be altered to his disadvantage without prior approval of Govt.
4. The medical reimbursement in Delhi Government is admissible on the basis of CGHS rates notified by Govt. of India from time to time which are adopted by GNCT of Delhi.
5. St. Stephen Hospital is a private hospital and its rates are on the higher side as compared to CGHS rates. Allowing medical reimbursement at higher rates is against the principle of financial propriety and cannot be regarded as a healthy trend. It may lead to audit observations at some point of time. A gist of the comparative statement indicating St. Stephens Hospital and CGHS rates are given hereunder:-

**(A) Accommodation Charges**

Admissibility as per St. Stephan's Hospital Rates	Admissibility as per C.G.H.S Rates

S.No	Pay in the Pay Band/Pension/FP drawn P.M.	Ward Entitlement	Room Rent per day	Pay in the Pay Band/Pension/FP drawn P.M.	Ward Entitlement	Room Rent per day
1	Upto Rs. 5880	G Ward	1600	Up to Rs.13950	G.Ward	1000
2	Rs. 5881 to 7440	Cubicle	2200	Rs.13960 to Rs.19530	Semi-Pvt.	2000
3	Rs. 7441 to 9300	Semi Pvt Non AC	2450	Rs.19540 and above	Private	3000
4	Rs.9301 to 12900/-	Semi Pvt AC	2850	----	----	----
5	Rs.12901 to Rs.18600	Non AC Single Room	3850	----	----	----
6	Rs.18600 to above	AC Single Room Pvt Non AC	4300	----	----	----

**(B) Laboratory Rates**

Admissibility as per St. Stephan's Hospital Rates (in Rs.)		Admissibility as per C.G.H.S Rates (in Rs.)		
Test	Rates	Test	Non-NABH	NABH
LFT	640/-	LFT	225	259
KFT	300/-	KFT	225	259
Hb1C	400/-	Hb1C	130	150
CPK	1600/2050	CPK	100	115
MRI SPINE	5500/6600	MRI SPINE	2125	2500
ECG	180/275	ECG	50	58
TMT	1320/2530	TMT	489	560

**C ) Procedures Charges (Rates of Semi Pvt Category)**

<b>Admissibility as per St. Stephan's Hospital Rates (in Rs.)</b>		<b>Admissibility as per C.G.H.S Rates (in Rs.)</b>		
<b>Procedure</b>	<b>Rates</b>	<b>Procedure</b>	<b>Non-NABH</b>	<b>NABH</b>
Laparoscopic Cholecystectomy	40600/-	Laparoscopic Cholecystectomy	18975	21821
Coronary Angiography	12100/-	Coronary Angiography	11500	13225
Coronary Angioplasty	100000/-	Coronary Angioplasty	80600	92690
Cataract	12600/-	Cataract	13500	15525

4. Delhi Jal Board, which was also a part of erstwhile combined MCD, and subsequently became an autonomous body (DJB) of Govt. of NCT of Delhi, has also adopted CGHS rates for reimbursement of medical claims of its employees and pensioners. DJB is also recovering subscriptions as prescribed under CGHS from its employees and one time charges (Lump sum amount equivalent to 10 years contribution) from Pensioners/Family Pensioner for their life time medical facilities. Pensioners/Family Pensioners who do not opt for contribution can opt for paying contribution at the prevailing rates any time.
5. The two bodies, which were part of erstwhile combined MCD, have adopted two different rates for reimbursement, which is principally incorrect.
6. Similarly DDA vide OM No F.8(3)09-10/MC dated 14.10.2009 had decided that DDA should follow the CGHS rates and CGHS instructions from time to time for its working mutatis mutandis.
7. The above facts were placed before the High Level Coordination Committee and it has been decided to allow reimbursement of medical claims of employees/pensioners for indoor medical treatment as per CGHS rates notified by Govt. of India and adopted by Delhi Govt. from time to time, so as to avoid any disparity amongst the organizations which have come into existence on same pattern w.e.f. 01.04.2017. It was also directed that D.H.S. may also be requested to endorse DUSIB to empanelled hospitals and laboratories
8. Accordingly, Directorate of Health Services, GNCTD has been requested by this Department for endorsing DUSIB to empanelled Hospitals for charging CGHS rates from

the employees/pensioners/family pensioners of this Organization and intimating the formalities, if any, which are required to be complied with by the DUSIB to this context. Reply of D.H.S. is still awaited.

9. In view of the facts put forth above, the following submissions are being put up before the Board for approval:-

- (i) Reimbursement of medical claims of the employees/ pensioners of DUSIB for indoor medical treatment be made as per CGHS rates notified by GOI and adopted by Delhi Govt. from time to time w.e.f., 01.04.2017.
- (ii) Medical subscriptions as per CGHS norms applicable to each pay scale and Grade Pay/corresponding pay matrix as notified by Govt of India vide letter dated 09.01.2017 as follows be charged from each employees w.e.f. 01.04.2017.

S.No	Corresponding levels in pay matrix as per 7 <sup>th</sup> CPC	Contribution (Rs. Per Month)
1	Level 1 to 5	250
2	Level 6	450
3	Level 7 to 11	650
4	Level 12 and above	1000

Contribution as per 6<sup>th</sup> CPC

- a) Upto Rs. 1650/- G.P. (Pre-revised) Rs. 50/- p.m.
- b) Upto Rs. 2800/- G.P. (Pre-revised) Rs. 125/- p.m.
- c) Upto Rs. 4200/- G.P. (Pre-revised) Rs. 225/- p.m.
- d) Upto Rs. 6600/- G.P. (Pre-revised) Rs. 325/- p.m.
- e) Rs. 7600/- G.P. and above (Pre-revised) Rs. 500/- p.m.

The subscription rates as revised by CGHS will apply to employees of DUSIB mutatis-mutandis.

- (iii) Medical card be issued to all the employees and pensioners/family pensioners for getting their indoor medical treatment. The pattern of the card will be as per instructions/sample issued by DGHS.
- (iv) Continuation of the OPD medical scheme on the existing pattern of DDA i.e. allowing reimbursement of OPD medical bills to the various categories of employees based on their prescribed ceiling notified/approved by the

DDA from time to time for the time being, as DUSIB do not have their own dispensaries unlike Delhi Jal Board.

- (v) Pensioners/Family Pensioners (old/ new) may also be brought under new policy and directed to deposit one time Contribution i.e. 120 times of the monthly subscription on the basis of pay scale and corresponding pay matrix on revision of pay scale as per their entitlement for getting medical reimbursement as per Govt. of Delhi order. Pensioners/Family Pensioners who do not opt for contribution immediately can opt for paying contribution at the prevailing rates any time later on.
- (vi) Pensioners/Family Pensioners who will be reluctant to give contribution / subscription will not be allowed for reimbursement. They will get monthly medical allowance of Rs. 300/- p.m. as notified by Govt. of Delhi.
- (vii) D.H.S. may be requested to endorse DUSIB in the medical card and also convey to the empanelled hospitals/laboratories to honour medical card issued by DUSIB.

**Agenda No. 18/25**

**Appeal filed by Sh. Ashok Bhatia, Dy. Director (retired on 28.02.2013.) against the order of Disciplinary Authority in RDA NO.1 /VIG /DUSIB /26/2012**

1. Shri Ashok Bhatia worked as Dy. Director and thereafter as Director during the period 2008-12 in Delhi Urban Shelter Improvement Board (erstwhile Slum & JJ Department of M.C.D.). He was responsible to supervise the maintenance of the records of allotment files and taking action against allottees for violation of terms and conditions of allotment. While working as Dy. Director and thereafter as Director in Rehabilitation branch (erstwhile SUR branch) he failed to discharge his duties diligently in as much as he did not manage to keep intact the record of allotment files regarding allotment of various plots to JJ dwellers at Gautam Puri, Molar Band & MadanpurKhadar, Delhi in Rehabilitation branch which was a grave misconduct and dereliction of duty.
2. The vigilance branch of Delhi Urban Shelter Improvement Board was further investigated the matter as reported by the Central Bureau of Investigation in a case bearing FIR No. RC-DAI-2010-A-008. It was gathered from the Rehabilitation branch (Erstwhile SUR branch) and Engineering wing of DUSIB that besides other colonies, in the year 2007, about 492 plots (in total) allotted to JJ dwellers situated at Molar Band and MadanpurKhadar, New Delhi were cancelled by the department vide various orders including order No.F.09/Molarband/MP Khadar/OSD(SUR)/S&JJ/2007/D-15 dt. 30.8.07 and order No.F.09/Molarband/MP Khadar/OSD(SUR)/S&JJ/2007/D-59 dt. 29.11.07 for violation of terms and conditions including non -occupancy by allottees and/or illegal sale -purchase etc.
3. After receipt of aforesaid information, the file was put up before CEO, DUSIB for orders. From the massive cancellation of plots, it was clear that some bogus allotments were made in the matter. The CEO, DUSIB directed to find out the names of those officers involved in fraudulent allotments and initiate action against them. It was further directed by the C.E.O., DUSIB that allotment files concerned be seized. For this purpose, the vigilance branch requisitioned allotment files of those cancelled plots from Rehabilitation branch. Despite repeated written communications, the Rehabilitation branch failed to provide the allotment files of cancelled plots. The Dy. Director (Rehabilitation) had tendered information vide letter dated 13.9.2012 that only 29 files were available with them. A survey of these plots was carried by sociology division of DUSIB. The survey report disclosed that despite

cancellation orders, the said plots are still in possession of unauthorised occupants or trespassers.

4. A letter dated 12.10.2012 was sent to Sh. Harish Vats, Dy. Director (Rehab.) to personally make efforts and provide the records within 15 days. He received the letter personally but despite lapse of about one month he failed to provide any file.
5. Thereafter the statement of Sh. Shiv Kumar, Asstt. Director (Rehab.) and the Dealing Asstt. Sh. Sherpal, L.D.C. was recorded. Sh. Shiv Kumar stated that he had been posted only on 02.11.2012. Prior to his posting Smt. SatenderKaur, Asstt. Director, Sh. Lekhraj, Asstt. Director, Sh. HiraLal, Asstt. Director (now retd.) and Sh. Ramesh Kumar Sharma, Asstt. Director (Rehab./Co-ordination) were looking the work of old schemes including Molar Band and MadanpurKhadar area. They were being supervised by Sh. Harish Vats, Dy. Director, Sh. Y.P. Rawal, Director and Sh. Ashok Bhatia, Director. He had shown his inability to provide the records.
6. The statement of Sh. Sherpal, L.D.C. who was posted in Rehabilitation Branch to maintain the records of old schemes in Rehabilitation branch was also recorded. In his statement, he stated that he was posted in this old scheme record section in June, 2012. He had not received the charge from anybody. He was unable to provide the remaining 463 files of cancelled plots as the same were not provided to him by anybody.
7. From the above, it is clear that Sh. Ashok Bhatia, Director (now Dy. Director) failed to supervise that all records, pertaining to plots developed by the department since the inception of the scheme of the relocation, are compiled and updated with the Engineering Division and Town planning Wing by his subordinate staff i.e. Sh. Harish Vats, Dy. Dir, Sh. HiraLal, Asstt. Director and Sh. Lekh Raj Asstt. Director in a timely manner.
8. He did not supervise the maintenance of records of about 463 (out of 492 files) files regarding allotment of plots made to various persons at Molar Band and MadanpurKhadar which were cancelled in the year 2007 vide various office orders. He failed to supervise segregation of the records of allotments made to various persons as stated above in various rehabilitation colonies as directed to him which resulted into loss of records of allotment files, inaction on part of department and continued illegal possession of the various persons of the public on the plots of the department. He did not take further follow up action to ensure that the unauthorised occupants were evicted by the concerned officers from various plots cancelled in the year 2007 vide various office orders.
9. The above acts of Sh. Ashok Bhatia, Dy. Director amounts to grave misconduct, lack of integrity, lack of devotion to duties and dereliction towards his duties in such a manner

which is unbecoming of govt. servant thereby violating Rule 3 (1) (i) (ii) (iii) of CCS (Conduct) Rules 1964, which rendered him liable for departmental action.

10. Accordingly a charge sheet for major penalty proceeding was issued to Sh. Ashok Bhatia, Dy. Director (Retd.) vide No.D-67/Dy.Director/Vig./DUSIB/13 dated 21.1.2013 after obtaining the CVC advice. **The charges levelled against Shri Ashok Bhatia are as follows.**

11. In the charge sheet it was alleged that Sh.Ashok Bhatia was working as Director (reverted to the post of Dy.Director) during the period 2009-12 in Delhi Urban Shelter improvement Board (erstwhile S&JJ department of MCD). He was responsible to supervise the maintenance of the records of allotment files and take action against allottees for violation of terms and conditions. He issued office orders dt. 05/10/2010 thereby directing his subordinate officers to segregate and computerize all records of the allotment of plots to various persons at various rehabilitation colonies. While working as Director in Rehabilitation branch (erstwhile SUR branch) he failed to discharge his duties diligently in as much as he did not manage to keep intact the record of allotment files regarding allotment of various plots to JJ dwellers at Gautam Puri, Molar Band & MadanpurKhadar, Delhi in Rehabilitation branch. He failed to maintain absolute integrity, devotion to duty and committed gross misconduct on the following counts:

- a) He failed to supervise that all records pertaining to plots developed by the department since the inception of the scheme of the relocation are compiled and updated with the Engineering Division and Town planning Wing by his subordinate staff i.e. Sh. Harish Vats, Dy. Dir, Sh.HiraLal, Asstt. Director and Sh.Lekh Raj Asstt. Director.
- b) He did not supervise maintenance of records of about 463 (out of 492 files) files regarding allotment of plots made to various persons at Molar Band and MadanpurKhadar which were subsequently cancelled in the year 2007 vide various office orders.
- c) He failed to supervise segregation of the records of allotments made to various persons as stated above in various rehabilitation colonies as directed to him which resulted into loss of records of allotment files, inaction on part of department and continued illegal possession of the various persons of the public on the plots of the department.



- d) He did not take further follow up action to ensure that the unauthorised occupants were evicted by the concerned officers from various plots cancelled in the year 2007 vide various office orders
12. He, thereby, contravened Rule 3(1)(i)(ii)(iii) of CCS (Conduct) Rules,1964 as made applicable to the employees of Delhi Urban Shelter Improvement Board, Govt. of N.C.T. of Delhi.
13. The Charged Officer had denied the charges, accordingly, Sh. K.R. Kishore, DANICS (Retd.) was appointed as Inquiry Officer to inquire into charges framed against Sh. Ashok Bhatia, Dy. Director (Retd.).
14. The Inquiry Officer in his inquiry report has held that the charge No.1 was Not proved; charge No.2 was proved; charge No.3 was partly proved and charge No.4 was Proved.
15. The copy of the inquiry report was served to Sh. Ashok Bhatia, Dy. Director (Retd.) vide letter No.D-562 /DD (Vig.)/DUSIB/2015 dated 23.09.2015.
16. He had submitted detailed reply on the inquiry report and has stated mainly that the charges levelled against him are false, baseless and wholly untenable. His submissions are as follows.
- a) **On Charge No.2:** He has stated that his tenure as Director (SUR) was for a very short duration of about 6 months and the 492 files pertaining to allotment in MadanPurKhadar and Molar Band were to be maintained since 2007 by the concerned staff of SUR Branch and the problem of non-maintenance of 463 files was neither brought to his notice nor the allotment was made during his tenure.
- b) **On Charge No.3:** He has stated that since the charge of failure to supervise segregation of record has not been proved against Charged Officer then the charge of continued illegal possession of plots by unauthorized occupants due to failure of segregation of records cannot be held as partly proved against the Charged Officer.
- c) **On Charge No.4:** He has stated that to evict un-authorized occupants is the responsibility of Engineering Division. He has further stated that problem regarding eviction of unauthorised occupants was never brought to the notice of Charged Officer.
17. Accordingly, he has prayed that his submission may kindly be considered sympathetically and he may be exonerated from the charges levelled against him. He has also requested for grant of personal hearing by the Disciplinary Authority to explain his innocence in the matter.

18. The Disciplinary Authority has granted personal hearing on 06/05/2016. After considering the records of the inquiry, facts & circumstances of the case and in view of the gravity of misconduct, the Disciplinary Authority was of the view that ends of justice would be met if the penalty of cut of pension by 3% for the period of two years is imposed upon the Charged Officer. Accordingly, above said penalty was imposed upon Sh. Ashok Bhatia, Dy. Director (Retired) vide order no. D-416/DD(Vig)/DUSIB/2016 dt. 05/07/2016.
19. Now, Sh. Ashok Bhatia, Dy. Director (Retd) has filed an appeal against the above orders of Disciplinary Authority before the Appellate Authority/ Delhi Urban Shelter Improvement Board.
20. While going through the appeal, it is given to understand that contents appear to be almost similar to comments filed by him on the inquiry report. He has mainly stated that the Disciplinary Authority without appreciating the submission of the appellant passed the above penalty order. He further seeks to assail the impugned penalty orders on the following grounds:
- a) That the penalty order is an unreasoned order and is thus legally not maintainable.
  - b) That the penalty order is not maintainable even in the facts and circumstances of the case showing:
    - i). Wrong appreciation of records
    - ii). Order having being passed without appreciating the facts of the case.
    - iii). Penalty imposed being not commensurate with the gravity of the alleged misconduct/misconduct proved against the Appellant.
21. In the last Para of his appeal the Charged Officer has also raised some administrative issues not related to vigilance and accordingly, he has prayed that he may be exonerated of all the charges levelled against him and also requested for grant of personal hearing to explain his innocence in the matter.
22. Sh. Ashok Bhatia, Dy. Director (Retd.)/Charged Officer is a group 'A' retired employee. As per office order no. PA/DIR (Admn)/2011/D-200 dt. July, 28, 2011, in this case, the Delhi Urban Shelter Improvement Board is the Appellate Authority.
23. Accordingly, the facts as above are placed before the Board for consideration and decision into the Appeal filed by Sh. Ashok Bhatia, Dy. Director (Retd.)/Charged Officer, DUSIB.

**Agenda No. 18/26**

**Disciplinary proceeding against Sh. S.K. Sharma, Financial Advisor.(Retd.)-Retired  
on 30.09.2010. RDA NO.1/VIG/DUSIB/16/2010**

1. This case relates to the embezzlement of government money, amounting to Rs. 19.44 crores by Sh. Purshottam Kumar, Asstt. Director/Head Cashier and others, in the accounts wing of the erstwhile Slum and JJ Department of MCD (Now DUSIB). Soon after the scam came to the knowledge of the higher authorities in Sept, 2010, Sh. Purshottam Kumar, Assistant Director was suspended on 23.09.2010. Besides on the basis of internal inquiry conducted by Shri. Mukesh Kumar, Vigilance Officer/DJS, nine more officials/officers were also placed under suspension including Sh. S.K. Sharma, F.A on 29.09.2010.
2. Initially, the case was reported to the local police by the accounts officers but later on the same was referred to the CBI for carrying out investigation into the above matter. But, the CBI did not take any action in the first instance. In the meantime, the local police had referred the matter to the Economic Offences Wing, Crime Branch of Delhi Police. Letters were also sent to the Directorate of Vigilance, GNCTD etc. The then CEO again referred the matter to CBI requesting therein to the CBI to investigate the matter, keeping in view of the involvement of large number of officials and magnitude of the embezzled amount. Before the CBI could take any action, the Anti-Corruption Branch of Govt. of NCT of Delhi has registered a case against the above named officials who were under suspension. Sh. Purshottam Kumar, AD (Cash) (now dismissed), Sh. S.K. Sharma, FA, Sh. O.P. Nasa, B&FO, Sh. Ramachandran V, Sr. AO , Sh. A.P.Mitra, AO and Sh. N.K. Gupta, AO were arrested by the ACB, GNCT of Delhi and later released on bail. Presently the matter is under investigation by the A.C.B., GNCT of Delhi.
3. These officials/officers were prima facie guilty of the misconduct as they remained posted at Slum HQ but did not take any action in the matter. Regular disciplinary Action for major penalty against them was ordered.
4. A special audit of the accounts section was carried out by the Comptroller of Accounts (Audit), Directorate of Audit, for the period from 1992 to 2010. Some of the officers' role has also come into picture in the above case. The Special audit report suggested action against the erring officers and also suggested some preventive actions to avoid recurrence of such scams in future. The special audit report also suggested for recovery of the embezzled amount.

5. After receipt of Special Audit Report, 18 more officers were found prima facie guilty. RDA for major penalty has been ordered against them. Some Officers had retired before this misconduct came to notice of higher authorities. Role of some other officers/officials are also being examined.
6. A first stage CVC advice was sought, Commission advised major penalty proceedings against 28 officers/officials (including 06 officers from DDA who were posted in S&JJ Deptt. (Now DUSIB).
7. Accordingly, a charge sheet for major penalty proceeding under rule 9 of CCS (Pension) Rules-1972 was issued to Sh. Shri Krishan Sharma, FA (Retd.) Vide no. VG/1201/01/DUSIB/2010/ D-284 dated 11.03.2013 after obtaining necessary approval of Chairperson, DUSIB. The charges are as under:

Sh. Shri Krishan Sharma while working as Sr. A.O. from 1992 to March 1998, further working as Dy. C.A from 1998 to 2004 and also while working as Budget & Finance Officer and thereafter as Financial Advisor from the year 2004 to till Sept., 2010, failed to maintain absolute integrity, devotion to duty and committed gross misconduct on the following counts:

#### Article-I

Sh. Shri Krishan Sharma in connivance with Sh. Purshottam Kumar, Cashier, and other officers of the Accounts wing viz. AAO, AO, Sr.AO, DCA and B&FO posted from time to time at Head Quarters in various branches including the HQ(Slum) and HQ(JJ) failed to supervise the remittance of public funds in bank which were received in cash by Shri Purshottam Kumar, Asstt. Director (Cash). The officials of the accounts wing including Shri Purshottam Kumar, Cashier/AD(Cash), did not remit the revenue collected/received in cash through challans and G-8 books from various sources in bank accounts of the erstwhile Slum & JJ Department of M.C.D. ( now Delhi Urban Shelter Improvement Board). There is a difference of Rs. 14, 74, 13,861/- in the 26 Cash Books of squatter scheme for the period from 17/5/2000 to 9/9/2010 which was not remitted/deposited in bank account No. 10310544886 (Old No. 80090) State Bank of India, I.P. Estate, New Delhi, which was collected/received in the Department through challans and G-8 books etc. from various sources of the Delhi Urban Shelter Improvement Board (erstwhile Slum & JJ Department of M.C.D.).

#### Article-II

Sh. Shri Krishan Sharma failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. There is a difference of Rs. 3,20,95,777/- reflected in the Special Audit Report, as per 31 cash books of Slum (Non-plan) scheme for the period from 29/1/1997 to 21/9/2010, which was not remitted/deposited in bank account No. 10310544412 (Old No. 17658) State Bank of India, I.P. Estate, New Delhi which was collected/received by the Cashier through challans and G-8 books etc. from various sources of the Delhi Urban Shelter Improvement Board (erstwhile Slum & JJ Department of M.C.D.). Shri Sharma was required to efficiently supervise the staff posted under him.

#### Article-III

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff of the Cashier posted under him from time to time. There is a difference of Rs. 1,10,72,834/- as per 15 cash books of JJ(HQ) scheme for the period from 01/4/2003 to 03/9/2010, as reflected in the Special Audit report, which was not remitted/deposited in bank account No. 1220608294, Central Bank of India, VikasKutir, I.P. Estate, New Delhi which was collected/received by the cashier through challans and G-8 books etc. from various sources of the Delhi Urban Shelter Improvement Board (erstwhile Slum & JJ Department of M.C.D.). There is an embezzlement and misappropriation of Government money / funds amounting to Rs.19.44 Crores as reflected in the Special Audit Report in the Special Audit of the Delhi Urban Shelter Improvement (erstwhile Slum & JJ Department of MCD). If Shri Sharma had taken sufficient care and efficiently supervised the cashier and other staff posted under him, embezzlement of government money could have been avoided.

#### Article-IV

Sh. Shri Krishan Sharma further failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. As per scrutiny of the challans of different zones the cash amounting to Rs. 63,31,492 was collected and deposited with Sh. Purshottam Kumar, cashier (HQ) during the period 1/4/2008 to 23/4/2008. But, Rs. 32, 15,096/-, is short, as reflected in the special audit report of the special audit, which was not deposited in bank as per bank statement. There is an embezzlement and misappropriation of above said funds of the Delhi Urban Shelter Improvement (erstwhile Slum & JJ Department of MCD) by the Cashier. The cash book of JJ(HQ) scheme from 1/4/08 to 23/11/2008 were also not produced and made available to the Special Audit Team for conducting special audit.

#### Article-V

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. As per 04 cash books of YAP scheme for the period from 19/9/2001 to 31/5/2010 there is a difference of Rs. 609174/-, as reflected in the special audit report, which was not remitted/deposited in bank account No. 10310541669 (Old No. 80130) State Bank of India, I.P. Estate, New Delhi which was collected/received by the Cashier through challans and G-8 books etc. from various sources of the Delhi Urban Shelter Improvement Board (erstwhile Slum & JJ Department of M.C.D.). There is an embezzlement and misappropriation of above said funds of the Delhi Urban Shelter Improvement (erstwhile Slum & JJ Department of MCD) by the Cashier.

#### Article-VI

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. Sh. Purshottam Kumar, Cashier/AD(Cash) & other supervisory officials above the Cashier prepared false and fake bank statement in respect of Slum (Plan) & Slum (PF) account number 10310544401 State Bank of India, I.P. Estate, New Delhi & 1220602338 Central Bank of India, VikasKutir, I.P. Estate, New Delhi.

#### Article-VII

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. Reconciliation of Bank statements in respect of various accounts maintained by the erstwhile Slum & JJ Department of MCD(now DUSIB) with State Bank of India, I.P. Estate, New Delhi & Central Bank of India, VikasKutir, I.P. Estate, New Delhi, was not done for many years. The DDOs were required to prepare bank reconciliation statement of drawls and deposits on monthly basis to keep a track of deposits and withdrawals from bank account. But the same was not done by DDOs in mutual connivance with cashier for so many years. It was well within the notice of Shri Sharma that reconciliation of bank statements with the cash book and vice versa is mandatory under the settled accounting procedure. The settled accounting procedure was violated. Shri Sharma did not take any action in the matter and also failed to see and ensure that the settled accounting procedure is not violated.

#### Article-VIII

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. False bank statement for the month of July 2005, October, 2005, August 2007, December, 2007, March, 2008 and October, 2009 for account no. 10310544401 (Plan scheme) as per records (inventory) (item No. 45) were found used in the records of accounts as reflected in the Special Audit Report.

#### Article IX

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. 50 fake counterfoils of bank deposit from 5.4.10 to 31.8.10 in respect of account no. 1220608294 (JJ) (HQ) amounting to total Rs. 1384150/- were found used in the records of the accounts as reflected in the Special Audit Report.

#### Article- X

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. Cheque bearing No. 911523 dated 2/8/2007 for Rs. 421150 was not deposited in account no. 1220611536 (CBI) (JJ PF). The said cheque was deposited in account no. 10310544401 (SBI) (Plan scheme).

#### Article-XI

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. Sh. Purshottam Kumar, Cashier/AD(Cash) did not make entry in cash books regarding cash deposits in various bank accounts of Plan Scheme, Slum non-plan, Yamuna Action plan i.e. account no. 10310544401, 10310544412 & 10301541669 respectively as reflected in the Special Audit Report. There was a complete failure of supervision over the cashier by the other supervisory staff posted above the Cashier and also by Shri Sharma.

#### Article- XII

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. Interest given by the bank was not entered by the Cashier in cash books at several occasions as reflected in the Special Audit Report.

#### Article- XIII

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. Some cheque payments were not entered in cash books which were shown in bank statement and vice versa as reflected in the Special Audit Report.

#### Article-XIV

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. Entry of debit of the amount invested in various FDR were not entered in cash book as reflected in the Special Audit Report .

#### Article-XV

Sh. Shri Krishan Sharma also failed to supervise the Cashier and other supervisory staff above the Cashier posted under him from time to time. Entry of 61 cheques for total Rs. 3,61,55,015/- (JNNURM scheme) was not made on payment side of cash books as reflected in the Special Audit Report. Sh. Shri Krishan Sharma, Financial Adviser (now Retired under suspension) failed to supervise his subordinate staff including Shri Purshottam Kumar, Cashier/AD(Cash) and other staff posted above the Cashier. Sh. Shri Krishan Sharma, in connivance with other officials of erstwhile Slum & JJ Department of MCD (Now DUSIB), did not take proper preventive steps to in order to stop any embezzlement and misappropriation of government money/funds. It was well within the notice of Shri Sharma that the Settled accounting procedure was also violated in the Account Department of the erstwhile Slum & JJ Department of MCD (Now DUSIB).

#### Article-XVI

Sh. Shri Krishan Sharma, Financial Adviser (Retired) failed to supervise his subordinate staff posted under him from time to time in the Internal Audit Branch. Internal audit of the accounts was not conducted, as per settled accounting procedure, by the Internal Audit Branch of the erstwhile Slum & JJ Department of MCD(Now DUISB) which resulted in non -detection of embezzlement of funds of DUSIB amounting to Rs. 19.44 crores. It was well within the notice of Shri Sharma that the Settled accounting procedure was also violated in the Accounts Department of the erstwhile Slum & JJ Department of MCD (Now DUSIB) and that no internal auditing was done.



#### Article-XVII

Sh. Shri Krishan Sharma, Financial Adviser(now Retired under suspension) failed to supervise his subordinate staff posted in the Double Entry System Branch. He did not take any action, as per settled accounting procedure, on the report of K.G. Somani & Company (Chartered Accountants) which converted the accounts of the DUSIB from single entry system to Double entry system for the year ending on 31.3.2006 which indicated a difference of Rs.3325234737/- in opening balance and (-)1456120646.58 in the profit & loss accounts.

#### Article-XVIII

Sh. Shri Krishan Sharma, Financial Adviser (Retired under suspension) failed to supervise his subordinate staff posted in the Double Entry System Branch. He did not take any action, as per settled accounting procedure, on the report of ICAI-ARF. He failed to get maintained the ledgers in the Double Entry System Branch as per settled accounting procedure during his posting in Double Entry system while it was required so.

8. The charges were denied by Sh. Shri Krishan Sharma, Financial Adviser (Retired). Accordingly, Shri K.R.Kishore, Sr. DANICS (Retd.) was appointed as Inquiry officer to inquire into the charges. The Inquiry Officer submitted his report dated 08.06.15. The Inquiry Officer concluded that **Out of the 18 charges, 14 charges are proved, 01 charge is partly proved (Article-VI) and 03 charges (Article XIII, XIV and XVIII) not proved.** A copy of the report was served on Sh. Shri Krishan Sharma, FA (Retd.). Sh. Shri Krishan Sharma, FA (Retd.) has submitted his representation on the inquiry report.
9. The submissions of Sh. S.K. Sharma, FA ( Retd.)/Charged Officer dated 17.07.2015 in brief are as under:

- i. It is stated that at the very outset it is apparent and clear that the inquiry report is based on conjectures and surmises and the Charged Officer is wrongly and in general holding him guilty of failure in supervision. He has cited a Supreme Court in the case of Min. of Finance Vs S.B. Ramesh SLJ 1998(2) SC 67 that findings cannot be based on surmises. The Inquiry report is liable to be rejected on this sole ground.
- ii. Charged Officer has cited his written submission dated 02.02.15 vide Para 1 to 4. His main contention is that the charge sheet has been issued by CEO and it is stated in the charge sheet that the same is issued in pursuance to

sanction accorded by the Chairperson, DUSIB under Rule 9 of CCS (Pension) Rules 1972. In this regard Rule 9 (2)(b)if CCS(Pension) Rules provides, that departmental proceedings shall not be instituted save with the sanction of the President and that a copy of sanction of the President is mandatory to be endorsed to the charged officer at the time of issue of the said sanction. The said sanction order ought to be signed by order and in the name of the President. The Charged Officer has not been provided copy of the sanction of the President in normal course. Non-compliance of this statutory requirement has vitiated the whole proceedings. That document by order and in the name of President can be signed by the officer specially authorized under Article 77(2) of the Constitution of India. C.E.O. is not an authorized officer. Since the charge sheet has not been issued by order and in the name of the President, it is non-est in the eyes of law and without jurisdiction. That the charged officer retired on superannuation on 30.09.2010 and the charge sheet has been issued on 11.03.2013. Rules9(2) of CCS(Pension)1972 provides that departmental proceedings shall not be initiated in respect of any event which took place more than 04 years before such institution and that no proceedings can be initiated prior to 11.03.2009. The allegation relates to period 29.01.97 to 21.09.2010 and that charge sheet does not disclose any date wise allegations and such it is impossible to know the particular allegations for the period 11.03.2009 to Sept, 2010. The allegations are vague, generic but also bald. The charge sheet is liable to be set aside. That the above facts were brought to the notice of Inquiry Officer but were brushed aside and bent upon to hold against the officer by any stretch of imagination.

- iii. The Inquiry Officer has refused to give his findings on the aforesaid issues and that they may kindly be adjudicated in the interest of natural justice, equity and fair play.
- iv. He has cited various judgments in support of his case on grounds that document can be proved by the witnesses only and charge sheet cannot be proved merely by brief of Presenting Officer. Appellant should be allowed access to all relevant documents, not only on which charge is based but also those which are relevant from defence view. A fact to be proved must be supported by the statement in the presence of the person against whom the

enquiry is held and the statements made behind the person are not to be treated as evidence. It is for the govt. to substantiate the charge and not for a civil servant to substantiate his defence. Assertive language used in charge sheet is bad in law. Authority of the relied upon document not examined amount to denial of reasonable opportunity to defend. The Hon'ble court quashed the punishment on the ground that the person whose letter was relied upon was not examined during inquiry. Suppression of the facts and vital details vitiate the proceedings. Photostat documents cannot be relied upon. The delinquent officer must be informed the specific charges and all the material relating to the charge must be brought along with the charge sheet and these judgments may be applied to the facts of the present case, in the interest of natural justice.

- v. The Inquiry Officer has shown total silence in his report on the aforesaid judicial pronouncements.
- vi. That the Inquiry Officer has failed to consider the depositions made by prosecution witnesses. The whole approach of Inquiry Officer is stated to be perverse, unjustified and biased causing serious prejudice to the Charged Officer.
- vii. During the course of Inquiry proceedings the department produced 16 witnesses. The depositions made by the witnesses are highlighted in the Para.
- viii. The IO has brushed aside the aforesaid depositions aside and there is no whisper about the depositions/shortcomings made by those witnesses in the inquiry report rendering the report of IO impartial, bad in law and should not be acted upon.
- ix. The Inquiry Officer did not allow the assistance of DA as a result "Right to defend" has been violated.
- x. That not a single ledger, cash book, voucher, bank statements or any other record maintained by the cashier were produced during the course of proceedings. How Inquiry Officer can proceed to hold charges as proved without even examining the said records which are of vital importance.
- xi. The fact of statutory audit conducted by the Municipal Chief Auditor, MCD has been intentionally suppressed which did not bring out any inaccuracies and prove innocence of Charged Officer.

- xii. The letters of Central bank of India relied upon in Annex. III and used by Inquiry Officer in his report is inadmissible documents as author of the said letter was not produced for cross examination.
- xiii. 07 items of documents requested by Charged Officer were neither allowed to be supplied nor allowed for inspection by Inquiry Officer. Violation of principle of right to defend.
- xiv. In Art. I of Annex. I there is mention of 26 cash books, challans and G-8 books etc from various sources for the period 17.5.2000 to 9.9.2010. Terms like 'etc' and 'various sources' are vague and no details have been furnished or any other record defined as 'etc' has been relied upon in Ann. III of CS. In the absence of details/docs not possible to defend matter relating to more than 15 years.
- xv. In Art. II of Annex.I there is mention of 31 cash books, challans and G-8 books etc from various sources for the period 29.01.1997 to 21.9.2010. Terms like 'etc' and 'various sources' are vague and no details have been neither furnished nor any other record defined as 'etc' has been relied upon in Ann. III of CS. In the absence of details/docs not possible to defend matter relating to more than 08 years.
- xvi. In Art. III of Annex.I there is mention of 15 cash books, challans and G-8 books etc from various sources for the period 01.04.2003 to 03.9.2010. Terms like 'etc' and 'various sources' are vague and no details have been furnished nor any other record defined as 'etc' has been relied upon in Ann. III of CS. In the absence of details/docs not possible to defend matter relating to more than 11 years.
- xvii. In Art. IV of Annex.I there is mention "challans of different zones" for the period 01.04.2008 to 23.04.2010. Terms like "challans of different zones" are vague and no details have been furnished. Record defined as "challans of different zones" has been relied upon in Ann. III of CS. In the absence of details/docs not possible to defend matter relating to more than 06years.
- xviii. In Art. V of Annex.I there is mention of 15 cash books, challans and G-8 books etc for the period 19.09.2001 to 31.05.2010. Terms like 'etc' are vague and no details have been furnished nor any other record defined as 'etc' has been relied upon in Ann. III of CS. In the absence of details/docs not possible to defend matter relating to more than 13 years.

- xix. In Art. VI of Annex.I there is mention of 'false and fake statement'. No such document has been relied upon and neither the date nor period of alleged incident is stated in Annx. III of CS.
- xx. In Art. VII of Annex.I there is mention of terms like 'from time to time' and 'for many years' which are vague and no details have been furnished.
- xxi. In Art. VIII of Annex. I there is mention of words like 'from time to time' are vague and no details have been furnished. The term mentioned "false bank statement" no documents are relied in Annex. III of CS.
- xxii. In Art. IX of Annex. I there is mention of terms like 'from time to time' and 'in the records of accounts' both terms are vague and no details have been furnished. Further there is mention of 50 counterfoils of bank and no such document in relied upon in Annex. III to CS.
- xxiii. In Art. X of Annex. I there is mention of terms like 'from time to time' which are vague and no details have been furnished. Further it is stated that a cheque dtd 02.08.2007 was deposited in bank but the said cheque is not relied upon in Annex. III of CS.
- xxiv. In Art. XI of Annex.I there is mention of terms like 'from time to time' which are vague and no details have been furnished. There is mention of cash books but no cash books has been relied in Annex. III of CS.
- xxv. In Art. XII of Annex.I there is mention of terms like 'from time to time' 'several occasions'. The terms are vague and no details have been furnished. There is mention of cash books but no cash books have been relied in Annex. III of CS.
- xxvi. In Art. XIII of Annex.I there is mention of terms like 'from time to time' 'some cheque payments'. The terms are vague and no details have been furnished. There is mention of cash books but no cash books have been relied in Annex. III of CS.
- xxvii. In Art. XIV of Annex.I there is mention of terms like 'from time to time' 'various FDR'. The terms are vague and no details have been furnished. There is mention of cash books but no cash books have been relied in Annex. III of CS.
- xxviii. In Art. XV of Annex.I there is mention of terms like 'from time to time'. The terms are vague and no details have been furnished. There is mention of 61 cheques but no cheque has been relied in Annex. III of CS.

- xxix. In Art. XVI of Annex.I there is mention of terms like 'from time to time'. The term is vague and no details have been furnished.
- xxx. In Art. XVII of Annex.I there is mention of difference in opening balance and profit and loss account. It is no way connected with alleged embezzlement by the cashier. The difference of amount is hypothetical in nature.
- xxxii. In Art. XVIII of Annex.I no date or period is mentioned. The report of ICAI-ARF is not relied upon document in Annex. III. The CO was not posted in double entry system is totally wrong. The entire work of conversion of accounts from single entry to double entry systems was carried out 'on line' basis through computerization. The entire data stands uploaded in the system. These facts have been suppressed.
- xxxiii. In Art. XIX of Annex.II there is no details shown against each article of charges. It amounts to non-communication of the alleged charges.
- xxxiiii. In Annex. II the statements of various officials i.e. S/Sh. N K Gupta, Ramachandran V, A.P. Mitra, O.P.Nasa, G.L. Gupta, Chander Pal, Ms KaminiDutta have been narrated in support of charge. None of the statement is relied upon in Annex.III and none of them have been shown as witnesses in the Annex. IV. None of them, who were the maker of the statements, were produced during Inquiry proceedings for cross examination. The proceedings were vitiated.
- xxxv. In Annex. II a number of records have been referred to and most of them do no find mention in Annex. III.
- xxxvi. The allegations against the C.O. are stated to be lack of supervision comes under minor penalty under Rule 16 of CCS (CCA) Rules 1965 and not under Rule 14 under which the proceedings have been conducted. The proceedings for minor penalty against a retired govt servant are maintainable in terms of the provisions of the CCS (Pension) Rules, 1972. The Charge sheet is totally bad in law.
- xxxvii. In the charge sheet it has been alleged that CO was posted at the HO for the entire period from 1992 to Sept'2010 which is not correct and no record in this regard produced during inquiry proceedings.
- xxxviii. The allegations against the Charged Officer are lack of supervision without any evidence on record. The said allegations are covered under Rule 3(2)(i)

of the CCS(Conduct)Rule, 1964. In the charge sheet it is alleged that Charged Officer violated Rule 3(1)(i)(ii)(iii) of CCS(Conduct) Rules 1964. Charge sheet issued in a mechanical manner.

- xxxviii. Direct positive and assertive language has been used in charge sheet which is bad in law.
- xxxix. The Charged Officer was FA for the period 01.12.2008 to 29.09.2010. Charge sheet has been issued to him on allegations of 'lack of supervision' but no action against previous FA's i.e. Sh. S.P. Mitra, Smt. C.Y. Reddy and Sh. B.S. Gill and further no action has been taken against some of the DCA's and BFO's. Article 14 of Constitution enshrines equality before law as the CO has been singled out. The inquiry report is therefore liable to be set aside.
- xl. That Sh. S.P.Mitra, Sh. S.K. Manocha and Sh. Om Prakash have been named as witnesses in support of the charge sheet in Ann. III All of them are interested witnesses and their depositions cannot be read against the Charged Officer.
- xli. The fact of embezzlement by cashier was reported by the Charged Officer and on his recommendations FIRs were lodged against Sh. Purshottam Kumar. This fact has not been considered by the Inquiry Officer.
- xlii. The statement of Sh. Purshottam Kumar has been intentionally suppressed.
- xl.iii. That the allegations against the Charged Officer are false and baseless. Charged Officer was never DDO (HQ). DDO is the supervisory officer of the cashier. Central Treasury Rule no. 77 provides that every officer receiving money on behalf of the govt should maintain a cash book and all money transactions should be entered in the cash book. It should be attested by the Head of Office as token of check. As such responsibility lies on the Accounts officer. No cash book has been relied upon nor produced before the Inquiry Officer.
- xliv. The allegations of Charged Officer being instrumental in ensuring that the cash matters are continuously handled by Sh. Purshottam Kumar are false and baseless. For the entire alleged period Charged Officer was not posted at HQ office. Further no proposal to retain the cashier was ever initiated by the Charged Officer and there is no evidence in support. Findings are based on assumptions and presumptions.

- xlv. The allegations made against the Charged Officer are denied being far from truth, malafide and against the facts on record. No documents were produced during entire proceedings. Not a single witness has made any specific allegations against the Charged Officer, and the statements of interested witnesses have no evidentiary value in the eyes of Law.
- xlvi. That the Charged Officer is a victim of circumstances. He has always worked in the best interest of the organization and appreciated by seniors from time to time.
- xlvii. That various narrations of statements are reproduced in the charge sheet/relied upon were not produced for cross examination.
- xlviii. That not a single ledger, cash book, vouchers, bank statements or any other record maintained by the cashier were produced during the course of the proceedings. These vital documents were intentionally suppressed and not brought on record.
- xlix. That the Charged Officer was not posted at HQ from 04.07.96 to 06.04.98 was deposed by a deptt witness. The Inquiry Officer didn't consider the same and in his wisdom proceed to fix responsibility of CO for the said period which shows biased approach.
  - 1. That all charges alleged lack of supervision on the part of Charged Officer. When Inquiry Officer holds charges at XIII, XIV and XVIII as not proved why then he has applied different yard stick in respect of other charges.

10. Further, the Charged Officer has requested that IO report holding charges as proved may be rejected on the basis of submissions made above and prayed that:

a) That Inquiry Officer be directed in terms of Rule 15(1) of CCA(CCA) Rules, 1965 for report on all the grounds taken by the Charged Officer during the course of Inquiry proceedings and in his written submissions of defence dated 02.02.15.

OR

b) That Inquiry Officer be directed in terms of Rule 15(1) of CCA(CCA) Rules, 1965 for re-inquiry/further Inquiry report of all the grounds taken by the Charged Officer during course of Inquiry proceedings and in his written submissions of defence dated 02.02.2015.

OR



- c) That a personal hearing be granted to the Charged Officer and his DA for explaining the matter in detail.

11. The Board in its 3<sup>rd</sup> meeting has delegated the power of Disciplinary Authority to CEO & Member (Admn) as mentioned in office order no.PA/DIR (Admn)/2011/D-200 dt. July, 28, 2011. However, it is further mentioned that there are two categories in respect of retired employees i.e. (i) against whom charge sheet had been issued prior to retirement and (ii) against whom disciplinary proceedings are contemplated after their retirement for alleged misconduct. The Board vide its decision in the Board meeting held on 22/06/2011 ordered as under:

- a) The Board delegates its power to their respective Disciplinary Authority as if they were continued in service.
- b) The Chairperson of DUSIB shall approve the initiation of disciplinary proceedings, issue of charge sheet and appointment of Inquiry Officer and PO, where-after on the findings of inquiry proceedings the case will be placed before the Delhi Urban Shelter Improvement Board for a final view in the matter.
- c) The UPSC and CVC will be consulted wherever applicable.

12. Sh. Shri Krishan Sharma, FA (Retd.) / Charged Officer is a group 'A' retired employee. As per the above order, the Charged Officer falls under the category (ii).

13. Accordingly, the facts as above are placed before the Board for consideration and taking final decision in the matter of Disciplinary proceeding (as the BOARD may deem fit) against Sh. Shri Krishan Sharma, FA (Retd.)/Charged Officer, DUSIB.

Agenda No: 18/27

**Name of Work : GIA to DUSIB (Flats allotted to Riot Victim families). SH: Special repair and up-gradation of existing common space, staircase, shaft etc. of 1040 slum tenement at N.G. Road, Raghur Nagar behind Shivaji College.**

1. The Shaheed Bhagat Singh Colony was constructed in the year 1984-85. There are 1040 slum tenements in this colony having double storey (G+1) and triple storey (G+2) in four blocks A, B, C & D. Out of these flats, 540 flats were allotted to 1984 Riot Victim families in a scattered manner in all four blocks.
2. A meeting was held under the chairmanship of Hon'ble Chief Minister, Delhi on 12.7.16 to discuss the issue of repair of colonies in Delhi where Flats have been allotted to 1984 Riot Victim Families. Minutes of the meeting dated 12.7.16 were circulated by Addl. Secretary to CM vide letter dated 13.7.16. In the meeting, it was informed that 2300 tenements were allotted to 1984 Riot Victim Families at Tilak Vihar, Garhi, Raghur Nagar, Sangam Park, Jahangirpuri, G.T. Road Shahdara, Kalkaji and Madipur and these tenements belong to DUSIB. As these colonies are in urgent need of major/special repairs, it was decided that repair of common facilities including external façade in these colonies, be carried out by DUSIB for which budget assurance of an initial amount of Rs.10 crores was given by Pr. Secy.(UD). Minutes attached as Annexure 'A'
3. It was also desired that DUSIB may carry out the survey to make an assessment about the requirement of repairs in these colonies. Accordingly, after survey, an estimate has been prepared for extensive repair of exterior of the buildings, common area i.e., staircase, shaft, backyard etc. and development of the campus at N.G. Road Raghur Nagar behind Shivaji College.
4. Since the Flats allotted to Riot Victim are not in a sequence but allotted in scattered manner so there is a requirement for repair of common portion of all 1040 Flats because all staircase including other common service are in a very dilapidated condition. Hence, the Preliminary Estimate for special repair and up-gradation of these flats for common area has been prepared amounting to Rs.4,13,82,100/- including 1% contingencies, labour cess & quality assurance each and 5% departmental charges. The following provisions have been taken in the estimate :
  1. Repair of the common services like staircase, terrace, outer walls & Shafts.
  2. Kota stone flooring in the staircase portion.

3. Ceramic wall tiles on side of staircase.
4. Plaster on the outer walls in all blocks in shaft portion.
5. Replacement of damaged sanitary fittings.
6. Replacement of damaged G.I. Pipe Line.
7. Water proofing paints on outer walls of flats.
8. Distemper on inner wall of staircase and common portion.
9. Recasting of damaged mummy slabs after demolishing the same. CC pavement in open area.
10. Guniting of RCC column, beams & slabs wherever required.

5. In view of above, this matter is placed before the Board (DUSIB) for accord of Administrative Approval & Expenditure Sanction for the work of "Special Repair and Up-gradation of existing common space, staircase, shaft etc. of 1040 slum tenements at N.G. Road, Raghbir Nagar behind Shivaji College" to the tune of Rs.4,13,82,100.00 (Rs. Four Crores Thirteen Lacs Eighty Two Thousand One Hundred only) chargeable under GIA to DUSIB head of account. Finance of DUSIB has already concurred the above estimate.
6. Board may kindly approve the proposal mentioned at Para 5 above.

**Agenda No:18/28**

**Pilot Projects for In-situ Rehabilitation of Slums on DUSIB lands ( Phase-II)**

1. DUSIB proposed to take up pilot projects for in-situ rehabilitation of JJ Basties on DUSIB lands. In the first phase, JJ basties of three ACs have been identified.

The name of ACs are as under:-

- (i) Model Town, AC-18, 01 JJ basti
  - (ii) Sultanpuri, AC-10, 15 JJ basties
  - (iii) Rajouri Garden, AC-29, 04 JJ basties
2. It was decided to appoint consultant to examine the technical feasibility and financial viability of the proposal. Accordingly, M/s Ernest & Young LLP was appointed as consultant for independent evaluation and they have submitted their provisional report. As per the report, the in-situ redevelopment/ rehabilitation of JJ Bastis in the area of Sultanpuri, Sangam Park and Tagore Garden is technically feasible and financially viable using land as a resource and action is being taken up for this Phase –I separately.
3. Monthly review meeting was held under the chairmanship of the Hon'ble Minister (Urban Development) on 28.12.2016 wherein the status of pilot projects was discussed and it was decided to start some more housing projects for in-situ rehabilitation of slum dwellers on DUSIB land. Accordingly, six more sites have been identified four of which are vacant at present and can be utilized for development of EWS houses to rehabilitate the Slum dwellers from nearby JJ Bastis. The six sites so identified are as under:-

S.No.	Name of Location	Area in sq.m	proposed dwelling units
1.	Open land at Kasturba Niketan, Lajpat Nagar	5000.00	448 Nos. (S+14)
2.	Open land at F Block Bhalswa	46556.00	3794 Nos.(S+14)
3.	Open land at Dev Nagar	9345.00	784 Nos. (S+14)
4.	JJ basti G Block Mangolpuri	7178.00	582 Nos. (S+14)
5.	Open land U Block Mangolpuri	3308.00	290 Nos. (S+14)
6.	Ambedkar Nagar	3007.00	280 Nos. (S+14)
<b>Total</b>			<b>6178 Nos.</b>

**The brief details of the above locations are also enclosed in Annexure - A.**

4. In view of above in-principle approval of the Board is solicited to take up the EWS houses at above 3 locations from (S.No. 1 to 3) immediately and at three

locations ( S.No. 4,5 & 6) after getting the use of premises changed from Hr.Secondary school/ Green to residential in LOP from Local Authorities.

5. The total fund requirement for constructing of **6178 EWS** houses is estimated at **Rs.866 Crs.** DUSIB has considered vacant land available with DUSIB or land parcels to be vacated after rehabilitation to be used as resource for funding these works (as per Annexure 'B'). However, the disposal of the land will take time. Therefore, it is proposed that Delhi Govt. may be requested to provide financial assistance to take up these works immediately and allow to dispose off the lands as per availability & requirement.
6. In view of above submissions, Board is requested to approve the following proposals:-
  - (i) To allow DUSIB to call tenders for the projects at S.No. 1,2 & 3 of Annexure 'A' . The agency fixed for construction shall also prepare all architectural drawings and obtain approvals of Lay out plans/building plans from all Statutory Authorities before starting construction activities.
  - (ii) To allow DUSIB to process for change of use of sites at S.No. 4,5 & 6 of Annexure 'A' and Sr.No. 2,3,5, 7 to 10 & 14 of Annexure 'B' from local bodies.
  - (iii) To allow DUSIB to dispose off DUSIB lands to generate revenue for construction of EWS houses as per availability & requirement, as per Annexure 'B'
  - (iv) To request Delhi Govt. to allocate adequate funds to DUSIB to take up the projects in anticipation of revenue to be generated by DUSIB from sale of lands.

**Agenda No:18/29**

**Restructuring of Engineering Cadre of DUSIB**

1. Delhi Urban Shelter Improvement Board was constituted on 1<sup>st</sup> July 2010 consequent upon the enactment of Delhi Urban Shelter Improvement Board Act, 2010 by the Govt. of National Capital Territory of Delhi with the primary objective to relocate/rehabilitate and to improve the living conditions of Slum/Jhuggi Jhopri Dwellers by providing additional facilities and environmental improvement to them.
2. The board has also been declared as a Nodal Agency by the GNCTD for the implementation of different schemes of Govt. of India such as JNNURM, Housing for All (HFA) under Pradhan Mantri Awas Yojna (PMAY), and Rehabilitation/Relocation of JJ Basties & provision of EWS housing. DUSIB is also providing Shelter to homeless under Night Shelter scheme of Delhi Government and also under NULM scheme of Govt. of India. The board is implementing the major development/improvement programs relating to Slums/Jhuggi Jhopri bastis, in-spite of several constraints of manpower and non-cooperation of land owning agencies.
3. The main responsibilities of the board are as follows:-
  - a. Removal and resettlement of JJ Clusters.
  - b. Improvement of Slum Clusters through provision of civic amenities.
  - c. Redevelopment through community rehabilitation, relocation and in-situ development.
  - d. Housing for Economically weaker sections i/c Lower Income Group and Urban poor.
  - e. Shelters for homeless.
  - f. Structural Improvement of Slum Katras.
4. DUSIB is also providing basic civic amenities like CC Pavement & drains, Jan Suvidha Complexes, Basti Vikas Kendras and Shishu Vatikas in 675 JJ Basties of Delhi which are scattered all over Delhi in 70 different assembly constituencies spread over 1483 Sq. Km. area. The Engineering Staff has to liaison with the area MLAs for development works in JJ Basties. Apart from this about 3000 EWS houses have been constructed and 15000 are in advance stage of completion. In addition, DUSIB also carry out deposit works under DUDA, MP/MLA LAD and SC/ST department worth about Rs 10 Crore.

5. It may be appreciated that the works of DUSIB are very small & spread in far and wide area. JJ Bastis are spread all over Delhi such as JJ Basti Bhatti mines in South, JJ Basti Goyala Dairy in West, JJ Basti Khadda Basti Badli and JJ Basti Kalandar Colony in East.
6. DUSIB is planning for *in situ* rehabilitation of slum bastis on the land belonging to Delhi Government, for which about 45000 houses are proposed to be constructed. The estimated cost of these houses will be about Rs.6000 crore.
7. Under the Government of India scheme of NULM, DUSIB is also planning to construct 4 new shelters for homeless and refurbishment of 13 shelters at a cost of Rs 34 crore and has also planned 8 more shelters to be constructed in near future as per requirement.
8. The operation & management of about 600 toilet complexes having more than 14000 WCs and 260 shelter for homeless require constant monitoring upto senior level for giving better results.
9. DUSIB will be the State Agency on behalf of Delhi Government for Housing for All Scheme for in-situ rehabilitation of slums in Delhi for which lot of planning and monitoring work will be required and Liaison with Govt. of India and GNCTD will also be required. Therefore a senior officer needs to be designated to handle this work.
10. DUSIB is facing problem in monitoring and execution of different tasks with the available staff at senior level and there is an urgent requirement of staff at senior level to have proper monitoring and supervision of works. This will improve quality in construction works and also provide promotional avenues to the officers who are stagnating at one post for a long time.
11. During 2015-16 DUSIB Engineering Wing had completed more than 600 works and during 2016-17 more than 1100 works are in progress/planning stage.
12. DUSIB's Engineering wing is bifurcated into 2 zones headed by CE-1 (Civil) & CE-2 (Civil). Electrical Department under DUSIB is presently headed by SE (Elect.) with 05 Ex. Engineers and 50 other supporting Technical Officers / Officials. As DUSIB will be involved with the construction of multistoried Housing Projects & shelters for homeless, the Electrical works shall increase manifold like provisioning of Fire-Fighting systems, Installation of Lifts, D.G. Sets, Roof-top Solar systems for common area lighting apart from normal Electrical works like internal, external electrification etc. The Electrical Department also supervises works related to pre-fab structures, Mobile Toilet Vans and removal of Dark Spots etc.
13. The quantum of Electrical works which is being undertaken or in the Pipe line requires proper supervision at senior level and assignment of higher responsibility necessitating the

post of Chief Engineer (Elect.) to provide proper guidance, directions and supervision for timely completion of the works. At present only one SE (Elect) is supervising works of both zones having total no. of 55 Technical staff. To have better control over implementation of policies and execution of work at field level one additional SE (Elect.) is also required so that one SE controls zone-I and other SE controls zone-II separately. To assist CE (Elect) in planning and administrative working in the office one post of EE (Elect.) will be required. This can be achieved through restructuring the existing strength by upgrading the existing posts.

14. DUSIB's Engineering wing is bifurcated in to 2 zones as mentioned above under the overall control of Member (Engineering). The reports received from each Chief Engineer needs to be compiled to present an overall scenario for DUSIB. For this purpose, there is a need to create one post of SE (Coordn.) to coordinate with all CE's for proper monitoring of works in the field and at Board level and also to handle the various correspondences/monitoring of reports/VIP references at the HQ level. The work of Housing For All under PMAY can also be assigned to newly created SE (Coordination). To have proper working hands with SE (Coord) one EE (Coord) is proposed to assist in coordination work and one post of EE to look after the work of Housing For All.
15. For restructuring the existing Civil Engineering strength and Electrical Engineering strength Upgradation / Restructuring is proposed as per details given below having nil financial implication:-

**Civil Engg stream .**

**Existing Structure**

Post	Nos	Scale of Pay	Salary per month i/c DA (Rs)	Total Sal per month (Rs)	Remarks
Chief Engineer	2	LEVEL 14	147084	294168	
Superintending Engineer	5	LEVEL 12	80376	401880	
Executive Engineer	20	LEVEL 11	69054	1381080	
Assistant Engineer	76	LEVEL 10	48552	3689952	
Junior Engineer (Civil)	195	LEVEL 06	36108	7041060	
<b>Total strength</b>	<b>298</b>			<b>12808140</b>	



**Proposed Structure**

Post	Nos	Scale of Pay	Salary per month i/c DA (Rs)	Total Sal per month (Rs)	Remarks
Chief Engineer	2	LEVEL 14	147084	294168	No Change
Superintending Engineer	6	LEVEL 12	80376	482256	Add 1 Post
Executive Engineer	22	LEVEL 11	69054	1519188	Add 2 Posts
Assistant Engineer	76	LEVEL 10	48552	3689952	No Change
Junior Engineer (Civil)	185	LEVEL 06	36108	6679980	Reduce 10 Posts
<b>Total strength</b>	<b>291</b>			<b>12665544</b>	

**Electrical Engg. stream**

**Existing Structure**

Post	Nos	Scale of Pay	Salary per month i/c DA (Rs)	Total Sal per month (Rs)	Remarks
Chief Engineer	0	LEVEL 14	147084	0	
Superintending Engineer	1	LEVEL 12	80376	80376	
Executive Engineer	5	LEVEL 11	69054	345270	
Assistant Engineer	15	LEVEL 10	48552	728280	
Junior Engineer	35	LEVEL 06	36108	1263780	
<b>Total strength</b>	<b>56</b>			<b>2417706</b>	

### Proposed Structure

Post	Nos	Scale of Pay	Salary per month i/c DA	Total Sal per month	Remarks
Chief Engineer	1	LEVEL 14	147084	147084	Add 1 Post
Superintending Engineer	2	LEVEL 12	80376	160752	Add 1 Post
Executive Engineer	6	LEVEL 11	69054	414324	Add 1 Post
Assistant Engineer	15	LEVEL 10	48552	728280	No Change
Junior Engineer	27	LEVEL 06	36108	974916	Reduce 8 posts
<b>Total strength</b>	<b>51</b>			<b>2425356</b>	

16. The proposed posts will be filled up from the existing cadre officials as per rules.

17. The Clause 6 of Delhi Urban Shelter Improvement Board Act 2010 provides that the Board may appoint such officers as it may consider necessary for efficient performance of its functions under the Act.

18. In view of above it is recommended that the following restructuring of posts in Engineering cadre of DUSIB may be approved.

#### a) Civil Engineering Stream-

Post	Nos	Scale of Pay
Chief Engineer	2	LEVEL 14
Superintending Engineer	6	LEVEL 12
Executive Engineer	22	LEVEL 11
Assistant Engineer	76	LEVEL 10
Junior Engineer (Civil)	185	LEVEL 06
<b>Total strength</b>	<b>291</b>	

b) Electrical Engineering Stream-

Post	Nos	Scale of Pay
Chief Engineer	1	LEVEL 14
Superintending Engineer	2	LEVEL 12
Executive Engineer	6	LEVEL 11
Assistant Engineer	15	LEVEL 10
Junior Engineer (Civil)	27	LEVEL 06
<b>Total strength</b>	51	

19. In view of above facts, the Board is requested to approve the proposal at Para 18 above.

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Table Agenda 18/30

**Subject:- Drinking water/Sewer Facilities in EWS Houses constructed for rehabilitation of slum dwellers**

DUSIB & DSIIDC are constructing EWS houses under JNNURM for rehabilitation of slum dwellers at different locations in Delhi. DUSIB is also planning to construct more EWS houses under Housing for All scheme of PMAY. These flats are to be allotted to jhuggi dwellers in accordance with provision of rehabilitation policy 2015 approved by DUSIB Board.

Since, these EWS Flats constructed under Government scheme are for weaker section of Jhuggi dwellers, hence, DJB should not demand any charge for water/sewer facilities to be provided in these colonies. Till the connection is made, DJB may also be requested to supply drinking water through tankers without any charge. DUSIB shall provide water tanks on ground for this purpose.

**PROPOSAL FOR APPROVAL**

The matter is placed before the Board to request DJB not to raise any demand for giving water/sewer facilities in the colonies developed for rehabilitation of slum dwellers and the same may be borne by DJB from its own funds. It is also requested that till the water connection is provided by DJB drinking water may be supplied by DJB through tankers without any charge.

For 18th Board Meeting

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

**TABLE AGENDA 18/31**

Extension of deputation of Member(Engineering)

Shri M.K.Tyagi, Member(Engineering) joined Delhi Urban Shelter Improvement Board, GNCTD on deputation on 1.7.2014 for three years. His deputation period is upto 30.6.2017.

He has requested for extension of deputation for two more years i.e 30.6.2019.

Board may consider and approve the proposal.