

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

Agenda Item 14/4

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

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

- (i) The JJ dweller must be a ***citizen of India*** and not less than **18 years** of age;
- (ii) The Jhuggi/Jhopri basti in which the JJ dwellers are residing must be in existence prior to **01-01-2006**. However, the cut-off date of residing in the jhuggi for becoming eligible for rehabilitation shall be **14.02.2015; (this is in supersession of the earlier cut-off date of 04.06.2009 as notified in the guidelines of 2013)**
- (iii) The name of JJ dweller must appear in at least one of the **voter lists** of the years **2012; 2013; 2014** and **2015** (prior to **14.02.2015**) and also in the year of survey, for the purpose of rehabilitation;
- (iv) The name of the JJ dweller must appear in the **joint bio-metric/ Aadhar based survey** conducted by the DUSIB and the Land Owning Agency;
- (v) JJ dweller must possess **any one of the 12 documents issued** before **14.02.2015** as prescribed in the subsequent para;
- (vi) Neither the JJ dweller nor any of his/her family member(s) should own any house/ plot/flat, in full or in part, **in Delhi**. The JJ dweller should not have been allotted any residential house or plot or flat on license fee basis or on lease-hold basis or on free-hold basis in the NCT of Delhi by any of the Departments or Agencies of GNCTD or Govt. of India, either in his/her own name or in the name of any member of his family;
- (vii) No dwelling unit shall be allotted if the jhuggi is used solely for **commercial purpose**;
- (viii) In case, the jhuggi is being used for both **residential and commercial purpose**, the JJ dweller can be considered for allotment of one dwelling unit. In case, the ground floor of the jhuggi is being used for commercial purpose and other floors for residential purpose that will entitle the JJ dweller for one dwelling unit only;

- (ix) If a different family (***having separate Ration card issued prior to 14.02.2015***) which fulfils all the other eligibility criteria is living on ***upper floor***, the same will also be considered for allotment of a separate dwelling unit. (***this is in supersession of the earlier notified guidelines of 2013***)
 - (x) ***The ineligible JJ dwellers*** will be removed from the JJ Cluster at the time of its rehabilitation/ relocation/ clearance of JJ Basti.
2. As envisaged in Para 1 (v) above, the JJ dweller must possess any one of the following documents issued before 14.02.2015 to become eligible for the purpose of allotment of DU:
- (i) Passport;
 - (ii) Ration Card with photograph;
 - (iii) Electricity bill;
 - (iv) Driving License;
 - (v) Identity Card/ Smart Card with photograph issued by State/ Central Government and/ or its Autonomous Bodies/ Agencies like PSU/ Local Bodies (except EPIC);
 - (vi) Pass book issued by Public Sector Banks/ Post Office with photograph;
 - (vii) SC/ST/OBC Certificate issued by the Competent Authority with photograph;
 - (viii) Pension document with photograph such as Ex-serviceman's Pension Book, Pension Payment Order, Ex-serviceman widow/dependent certificate, old age pension order or widow pension order;
 - (ix) Freedom Fighter Identity Card with photograph;
 - (x) Certificate of physically handicapped with photograph issued by the Competent Authority;
 - (xi) Health Insurance Scheme Smart card with photograph (Ministry of Labour scheme);
 - (xii) Identity card with photograph issued in the name of the descendant(s) of the slum dweller from a Government school or Certificate with photograph issued by the Principal of a Government School mentioning therein that the descendant(s) of the slum dweller is/was the student of the school.

3. Appellate Authority

- (i) DUSIB will constitute an **Appellate Authority** for redressal of the grievances related to determination of eligibility for allotment of alternate dwelling unit for rehabilitation and relocation of JJ dwellers. The Appellate Authority will consist of the following:
 - (a) Retired Judge of the level of Additional Distt. Judge ;
 - (b) Retired civil servant of the level of Joint Secretary to Govt. of India;
 - (c) An expert member to be nominated by the Chairperson of DUSIB;
 - (d) Dy. Director of DUSIB to be nominated by the CEO- as Convener
- (ii) The terms & conditions of the Appellate Authority will be decided by the Board separately.
- (iii) Any JJ dweller feeling aggrieved by any order passed by an officer/ committee, authorized to determine eligibility of the JJ dwellers 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 ***free-hold*** as per the prevalent policy ***(this is in supersession of the earlier leasehold period of 15 years as notified in the guidelines of 2013)***.
- (iii) Allotment will be made in the joint-name of the ***husband and wife*** occupying the jhuggi.
- (iv) The allottee shall **not sublet or part with possession** of the dwelling unit, by way of General Power of Attorney or any other document. The DUSIB will have the right to verify the veracity of the original allottee through Bio-metric survey using Aadhar data-base or otherwise. In case a different person (s)/family is found living at the time of survey in the dwelling unit, the allotment/lease is liable to be cancelled and DUSIB will have the right to re-enter the dwelling unit.
- (v) DUSIB may assist those beneficiaries who are not able to arrange the contribution to avail ***loans from banks/ financial institutions*** including co-operative banks.

5. Maintenance of dwelling units after allotment

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

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