

MUNICIPAL CORPORATION OF DELHI
(C & C SECTION)

58/c

24/c

No. F.33/Corp./St. Committee/ 2532 /C&C

Dated: 8/11/01

(Handwritten notes and stamps)
R/12/11/01
17/11/01

A copy of the Corporation/~~Standing Committee~~ Resolution
No. 413 dated 15-10-2001 received from the Municipal Secretary
Office, MCD is forwarded for further necessary action.

The relevant file ~~Original/Duplicate~~ of the case
is also attached.

The relevant file of the case has not been received
in this office.

The relevant file of the case has already been
collected by _____ on _____.

(Vertical handwritten notes)
LPS
R/1290/SDCP/01
13/11/01

(Handwritten notes)
12/11/01
LPS

(Handwritten notes)
25/10
R-1455/DCS-II/01
9/11/01

(Handwritten signatures and stamps)
Achy Sharma
Addl. Cm (S.R.S.)
OSD (Property)

(Handwritten signatures and stamps)
Admin. Officer (C&C)
keep file and send it to OSD (Prop)
20/11/01

दिल्ली नगर निगम

दि० 15/10/00/ को हुई नगर निगम समिति की सभा

के प्रस्ताव सं० 113 की प्रतिलिपि।
-सं०

Item No. 56 :— Rationalising & simplifying the Damages-cum-Licence Fee recovery from the occupants in the properties of Walled City—Slum Katras and its extensions transferred from Ministry of Rehabilitation including the properties acquired under D.A.G. Scheme.

(i) Commissioner's letter No. F. 33/S&JJ/1462/C&C dated 16-7-2001.

A policy dealing with the licensees/unauthorised occupants of the slum properties of Walled City was approved by the Corporation vide Decision No. 101 dated 15-5-2000. While implementing the above

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for regularisation after charging the damages/restoration charges there was some resentment from the occupants of the slum properties on the total amount of damages and restoration charges as the same were reported to be on higher side. Number of representations were received in the department and the occupants of these properties met the Public Representatives and the Addl. Commissioner (Slum & JJ Deptt.) and shown their resentment for charging the exorbitant amount of damages/restoration charges.

A delegation of the occupants of the properties also met the Hon'ble Minister of UD, Govt. of Delhi as well as Hon'ble LG of Delhi, besides Chairman, Standing Committee, where they raised this matter against the demand notices issued by the Slum & JJ Deptt. in respect of the properties in the Walled City and extension areas. Keeping in view the above resentment and also poor recovery of damages/restoration charges and public demand the existing resolution passed by the Corporation has been comprehensively reviewed in the meeting held with the Senior Officers of the Slum & JJ Deptt. and it was recommended that the following amendments may be made in the existing policy to increase the resource mobilisation from the licensees/unauthorised occupants of the properties in the Walled City and its extensions. This will also give relief to the occupants/licensees residing in the properties of Walled City and would result in better mobilisation.

The amendments proposed category-wise shall be as follows :

1. *In case of built-up properties which are being used as commercial by the unauthorised occupants :*

(i) The restoration charges @ 20% of the market value of the property which were earlier approved by the Corporation in the aforesaid preamble is proposed to be deleted but they are treated "as damage payee" for unauthorised occupants and unauthorised construction done on the said property for which the rates of damages are as under :—

Earlier slab rate damages being charged @ Rs. 15/- to Rs. 120/- per square metre per month are now proposed to Rs. 60/- per sq. mt. per month w.e.f. 1-4-1995 instead of 1-2-1990 (i.e. the cut off date) irrespective of the fact whether the property is occupied prior to 1-4-1995 or after 1-4-1995. After paying the said damages as per floor area in their possession they will be treated "As damage payee".

Example :

1-4-95 to 30-6-2001 (75 months)

12.50 sq.mt. of area the damage will be as 12.50 x Rs. 60.00 per sq.mt. x 75 (months) or Rs. 56,250/-.

Monthly damage rate will be as 12.50 sq.mt. x Rs. 60/- per sq.mt. = Rs. 750/- per month.

2. *Properties which are being used unauthorisedly for commercial activities by the original allottee/legal heir :—*The earlier clause of restoration charges in such category is deleted. The rates of the licence fee for commercial shall be charged @ Rs. 30/- per sq.mt. per month as per floor area in their possession.

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3. *In case of the properties which are being used as residential on change of hand by the unauthorised occupants :—*The restoration charges @ 7.50% of the market value of the property which was earlier approved by the Corporation in the aforesaid preamble is proposed to be deleted but they are treated "as damage payee" for unauthorised occupancy and unauthorised construction done on the said property for which rates of damages are as under :—

Earlier slab rate of damage ranging from Rs. 2/- to Rs. 20/- per square metre per month are now proposed as Rs. 10/- per sq.mt. per month instead of Rs. 20/- per month w.e.f. 1-4-1995 instead of 1-2-1990 i.e. cut off date, irrespective of the fact whether the property is occupied prior to 1-4-1995 or after 1-4-1995. After paying the said damages as per floor area in their possession they will be treated as "damage payee".

Example :

1-4-95 to 30-6-2001 (75 months)

12.50 sq.mt. of area the damage will be as 12.50 x Rs. 10.00 per sq.mt. x 75 (months) or Rs. 9,375/-.

Monthly Damage Rate = Rs. 12.50 sq.mt. x 10 = Rs. 125/- per month.

4. *In case of the properties which are being used as "Guest Houses" or Transport Office/Godown by the unauthorised occupants :—*The restoration charges @ 25% of the market value of the property which was earlier approved by the Corporation in the aforesaid preamble is proposed to be deleted, they are treated as damage payee for unauthorised occupancy and unauthorised construction done on the said property for which rates of damages are as under :—

Earlier rate of damage @ Rs. 150/- per square metre per month which are now proposed @ Rs. 75/- per sq. mt. per month w.e.f. 1-4-1995 instead of 1-2-1990 i.e. the cut off date irrespective of the fact whether the property is occupied prior to 1-4-1995 or after 1-4-1995. After paying the said damages as per floor area in their possession they will be treated as damage payee.

Example :

1-4-95 to 30-6-2001 (75 months)

100 sq.mt. of the area the damage will be Rs. 100 x Rs. 75.00 per sq.mt. x 75 (months) or Rs. 5,62,500/-.

Monthly damage rate will be as 100 sq.mt. x Rs. 75/- = Rs. 7,500/- per month.

5. *In case of the properties which are being used as factories and manufacturing units etc. :—*
The Govt. of India, Ministry of UD/MCD has already decided to remove all such factories/manufacturing units, which are pollution creating. Therefore, all such factories/manufacturing units shall not be allowed in the Slum Properties/Katras situated in the Walled City. As soon as the licensees/unauthorised occupants revert back to the original use of the property, the normal damage charges will be charged as are applicable in the categories of properties mentioned above from original allottees/unauthorised occupants respectively for residential and commercial purpose.
6. Unauthorised occupants who will be damage payee under the above modified policy and make further change of hand with some documentary evidence, the subsequent unauthorised occupants will be charged 50% additional damage charges of the previous damages which had been charged from the previous occupants as per use of the property at site including arrears if any.

The damage charges will be recovered from the date of every change of hand.

7. The revised rates of licence fee for original allottee already approved by the Corporation vide Resolution No. 101 dated 15-5-2000 will continue to be implemented with the modifications as indicated below :

Rates of licence fee in respect of the original allottees of Slum Katras & Damage Payee on Delhi Ajmeri Gate Scheme

The rates of the licence fee have not been increased for number of years. To rationalize the rates of the licence fee from the original licensees of Lata properties under the management and control of Slum & JJ Department.

The following rates are proposed as licence fee :--

- (i) *Residential* :—@ Rs. 7/- per sq. mt. per month as per floor area in their possession.
- (ii) *Commercial* :—@ Rs. 30/- per sq. mt. per month as per floor area in their possession.

The above revised rates of licence fee are applicable to all the original licensees as well as legal heirs after mutation in Slum Katras/Walled City properties and its extension areas.

Any mutation in the name of legal heir or successor, there will be processing charges of Rs. 500/- in each case.

The above revised rates will be subject to further following conditions :

- (i) The above rates of licence fee will be increased by 15% after every three years on the existing basic rates.
 - (ii) The onus for payment of licence fee on monthly basis by 15th of each month in advance would be on licensees. The interest @ 18% per annum will be charged for delayed payment. In case the licence fee is not paid continuously for a period of six months the licence shall be deemed to have been automatically cancelled.
 - (iii) The restoration charges equivalent to 10% of the arrears of the amount including interest on due date will be charged additionally for restoring the licence deemed cancelled.
 - (iv) The annual repairs and maintenance of the premises shall be the responsibility of the licensee/occupier/damage payee.
 - (v) This policy will not cover the trespasser, who is not having any documentary proof of the occupancy of the property.
8. In case of the unauthorised occupants who are unable to pay the amount of damage charges in lump sum they will be allowed to make the payment in six equal monthly instalments with interest @ 18% per annum (Competent Authority may relax the instalments in case of extreme hardships).
- (i) The Affidavit to be given by the unauthorised occupants is also enclosed for consideration and approval as Annexure-I.
 - (ii) The application form for making the request by the applicants for damage charges of the property in his name is also enclosed for consideration and approval, at Annexure-II.
9. The cases already decided by the Deptt. on licence fee basis/damages basis subject to provisional demand and the demand has already been issued for recovery of damages under the existing Policy/Decision No. 4950 dated 27-11-95 will not be reopened and the recovery shall continue to be effected on the earlier demanded amount. However, the monthly licence fee/damage charges will be as per this modified policy.

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9. The above simplified policy in respect of the slum properties/katras in Walled City and its extensions is submitted for consideration and approval of the Slum Committee/Standing Committee/Corporation as adequate relief has now been given to the occupants. Wide publicity shall be given as soon as the simplified policy is approved.
 11. The above preamble shall be in supersession of all the previous resolutions/orders and instructions on the aforesaid subject.
 12. Observations of CA dated 29-6-2001 and clarifications thereto are enclosed at Annexure-IV for consideration for further necessary resolution of the matter.

ANNEXURE-I

AFFIDAVIT

I S/o, D/o, W/o Aged
R/o hereby solemnly affirm and declare as under :-

1. That the Property No. located at belongs to Slum & JJ Department.
2. That I am a Indian National.
3. That I am occupant of aforesaid property or its portion.
4. That I shall not use the said premises for any unauthorised purposes.
5. That I agree and shall pay the damage charges w.e.f. 1-4-1995.
6. That the Property No. is under myself occupation measuring sq.mtr.
7. That the Property No. is being used as

DEPONENT

I verify that the contents of Sl. Nos. 1 to 7 are true to best of my knowledge and belief and I have not concealed any factual information.

DEPONENT

SLUM & JJ DEPARTMENT
MUNICIPAL CORPORATION OF DELHIApplication by occupants for damage payment in
Slum Katras/Properties under Slum & JJ Department

Photograph

1. Name of the applicant :
2. Father/Husband's Name :
3. Property No. :
4. Ward No./Locality :
5. Area under unauthorised occupation :
 - (i) Ground Floor
 - (ii) First Floor
 - (iii) Second Floor
 - (iv) Third Floor(Submit Layout Plan)
6. Nature of use of the property :
 - (i) Residential/Commercial :
7. Date of unauthorised occupation :
8. Proof of unauthorised occupancy :
 - (i) Ration Card
 - (ii) Election I-Card
 - (iii) Letter from office in case of Govt. employee
 - (iv) Any other document such as passport, electricity bill, telephone bill etc.
 - (v) Affidavit in the prescribed pro forma.

Date :

Signature of the Occupant

Place :

Note :— The applicants who have already applied for regularisation and their cases have not yet been decided, they should apply a fresh and their previous applications may be treated as cancelled.

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Comparison of Damages Amount Between Existing Policy and Modified Policy

For 12.50 sq. mt.

(A) Commercially used by the Unauthorised Occupants :

	<u>Existing Policy</u>	<u>Modified Policy</u>
Restoration charges	1,44,900.00	Nil
Damage charges	1,59,375.00	56,250.00
Total :	3,04,275.00	56,250.00
Monthly Rate	1,500.00	750.00

@ 2064/-
sq. ft.

(B) Residentially used by the Unauthorised Occupants :

For 12.50 sq. mt.

Restoration charges	17,325.00	Nil
Damage charges	26,562.00	9,375.00
Total :	43,887.00	9,375.00
Monthly Rate	250.00	125.00

@ 210/-
sq. mt.

(C) Properties used as Guest House/Transport Office/Godown :

For 100 sq. mt.

Restoration charges	14,49,000.00	Nil
Damage charges	12,75,000.00	5,62,500.00
Total :	27,24,000.00	5,62,500.00
Monthly Rate	12,000.00	7,500.00

@ 275/-
sq. mt.

Sd/-

Asstt. Accounts Officer
(D&C)/IAU (S&J)/MCD

ANNEXURE-IV

Observations of the CA-cum-FA are reproduced below :

The proposal for modifying damages and licence fee downward in cases of unauthorised occupancy of Govt. land and its commercial utilisation is violative of various Acts. Unauthorised occupancy of Govt. property and its commercial exploitation in non-commercial areas itself should be dealt within accordance with the provisions of relevant Act.

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Reducing the rates of damage charges and abolition of restoration charges will on one hand adversely affect the income and on the other hand will encourage unauthorised encroachment of Govt. properties.

However, it is basically a policy matter which may be decided after taking into account various legal factors. The criteria adopted for calculating revised damage charges may also be placed on record.

Clarifications of the observations of CA-cum-FA dated 29-6-2001

1. This particular preamble is violative of the various acts regarding unauthorised occupancy of Govt. lands and its commercial utilisation. It is correct but pressing circumstances and quantum of unauthorised occupancy and illegal construction, huge amount of Govt. money & energy is being wasted in demolition/eviction. There are very congested areas in which properties are existing. Practically it is not possible to remove/evict the premises of unauthorised construction or encroachment of Govt. land respectively. So it is proposed to charge the damages on unauthorised occupancy/unauthorised construction on Govt. land and whenever Govt. requires any property for particular project it can evict the unauthorised occupancy/encroachment and demolish the unauthorised construction.
2. Commercial rates of damages are 6th times than residential rates of damages. the higher rates for commercial activation have been proposed in view of the commercial potentiality of the location as well as to discourage the change from residential use to commercial use & unauthorised encroachment of Govt. property. According to Para No. 10 of old Policy No. 4950 dated 27-11-95 which has already been approved by the M.C.D.
3. Reducing the rates of damage charges and abolition of restoration charges are reasonable because of the disposal of large number of cases by reducing rates. huge amount of damages shall be recovered while disposal of few cases by charging the high rates, a nominal amount of damages can be recovered. The question of loss of Govt. revenue does not arise.
4. Criteria of damages calculations are based on Para No. 11 of the old policy i.e. No. 4950 dated 27-11-95 which has already been approved by the M.C.D.

Re-Observation of CA-cum-FA dated 4-7-2001

1. Deptt. has stated approved rates of damages/restoration charges approved vide Resolution No. 4950/GW/Corpn. dated 27-11-95. However, basis of the rates and a copy of the rate approval and figures of collection on these rates during 1995 to 2001 has not been placed on record. Efforts made by the department in these 6 years to collect maximum damages/restoration charges have not been placed on file. What action and steps were taken against those who did not pay damages to regularise their violations during these years so that compliance could have increased, has also not been stated on record. If enforcement was done possibly rates were not required to be reduced.
2. The income due from rates approved in 1995 and expected income from now proposed rates have not been placed on the record so as to substantiate department claim that reduction of rates will increase collections.
3. In absence of specific figures finance is not in position to agree to the department's proposal please.

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The para-wise replies to the CA-cum-FA observations dated 4-7-2001 seen by Commissioner, are given below :—

- 15/c
1. (a) The Corporation has approved the rates of damages vide Resolution No. 4950/GW/Corpn. dated 27-11-1995 which were earlier approved by DDA vide its Resolution No. 13 dated 7-1-1991. The rates approved by DDA have been adopted in toto by the Corporation and no change had been incorporated. The said policy is placed in this file at Page Nos. 17/c to 23/c.
 - (b) In respect of basis of rates, it is stated that these damages rates of DDA have been adopted and approved by Corporation vide Resolution No. 4950/GW/Corpn. dated 27-11-1995 without any change. The criteria fixed by DDA in above Resolution No. 13 dated 7-1-91 is not available in Slum & JJ. However the rates etc. mentioned in DDA Resolution No. 13 dated 7-1-91 had been examined by finance at that time.
 - (c) The figures of collection on these rates of damages during 1995-2001 are given below :—

<u>Period</u>	<u>Amount</u>
1995-1996	Nil as policy was not enforced
1996-1997	Nil as policy was not enforced
1997-1998	Nil as policy was not enforced
1998-1999	Rs. 29.06 lacs—old policy
1999-2000	Rs. 60.27 lacs—old policy
2000-2001	Rs. 23.95 lacs—new policy
2001-2002	Rs. 07.00 lacs—new policy

Thus, it would be seen that recoveries with old rates during 1998 to 2001 were more as compared to new Policy No. 101 dated 15-5-2000 (Placed at Page Nos. 1/c to 10/c).

- (d) The efforts have been made to collect the damages and licence fee through the zonal site offices at 4 or 5 places in the Walled City in order to have easy approach to the rent collectors by the occupants but no satisfactory response was made due to high rates. However, the collections of damages/restoration charges so recovered have been mentioned above.
 - (e) As regards action and steps taken against those who did not pay damages, it is stated that cohesive action and steps have been taken and even the properties were sealed and damages recovered. Enforcement has been done as stated above and the occupants have opposed in the public gathering and also they had meetings with Hon'ble L.G., Chief Minister, Mayor, Delhi Commissioner/MCD, Adll. Commissioner (S&JJ) and also they met the Hon'ble Minister of U.D. against these high damages.
2. The income due from the rates approved in 1995 and expected income from the now proposed rates is given below so as to substantiate Deptt's. claim that reduction of rates will increase the collection :—
 - (i) Income due from the rates approved in 1995 4 crores
 - (ii) Expected income from the new proposed rates 20 crores
(Annexure-V enclosed)
 3. Since specific replies/figures has been indicated against the observations of CA-cum-FA. Therefore, the Commissioner, MCD may be requested to approve the preamble for placing the same to the Slum & Standing Committee/Corporation.

Commissioner may kindly see further observations of CA-cum-FA on Page-11/N and the response the Accounts & Finance Division of the Slum & JJ Department. This matter has been discussed many a time in the Slum Committee's meeting and also in the Standing Committee's meeting consequent to which it was desired by the Chairman, Standing Committee and Chairman, Slum Committee/Hon'ble Mayor that we may review the rates of damages to be charged from occupiers of katras and properties of the Slum & JJ Department scattered in Walled City of Delhi and its extensions. The problem is that CA-cum-FA does not participate in the meetings of the Slum Committee as a result of which, he normally remains totally ignorant about all such matters pertaining to the Slum & JJ Department's schemes, projects and various resource mobilization initiatives. The instant case is also exactly the same. The Finance Division of the Slum & JJ Department issued hundreds of notices in the Walled City due to which there was lot of resentment and various delegations called on Chairman, Standing Committee; Hon'ble Mayor and Hon'ble Lt. Governor. We had to postpone the operation and then the Hon'ble Chairman of the Slum Committee, who is also the Mayor of the city, desired that we should carryout a review of this policy in the light of various representations received from delegations of these areas so as to see as to what all changes can be brought about to make the policy more pragmatic and acceptable. Meetings were held by the Hon'ble Mayor himself with Chairman, Standing Committee; Leader of the House and Leader of the Opposition where this matter was discussed in great detail and we were asked to review the earlier preamble and suggest some realistic rates which can be recovered. Everybody realises that it is not possible to enforce beyond a point and, thereafter, start evicting the people from the premises because all such processes lead to lot of resentment in these high density areas and the elected representatives of these areas do come forward to intervene. To call for a review of all such matters is the prerogative of these elected representatives who are the Members of the Slum Committee/Standing Committee and Slum & JJ Department is duty bound to proceed, accordingly, because they are ultimately the competent authority in such matters.

The earlier views of the CA-cum-FA which were conveyed to us last week are totally different to the views of the present CA-cum-FA. I think it would be much better if a meeting is held in the chamber of Chairman, Slum Committee/Hon'ble Mayor where all concerned should be present to further deliberate on the matter for the ultimate solution. We would again incorporate the above-mentioned views of CA-cum-FA in our preamble at Annexure-V which can be considered by all the Members of the Slum Committee and the CA-cum-FA should be advised to attend the proposed meetings.

Sd/-
 (MANJIT SINGH)
 Addl. Commissioner (S&JJ)

Commissioner
 Please speak early.

Sd/
 Commissioner

C.A./E.A.
Chairman, Slum Committee/Hon'ble Mayor

In view of the facts stated on Pages 10/n and 11/n above and 12/n, finance have no objection to draft's proposal.

C.A./E.A.
Hon'ble Mayor

Sd/-
 Commissioner
 12-7-2001

Be placed before the Slum Committee Meeting on 16th July.

Sd/-

Addl. Commissioner (S&JJ)

Pl. get listed and placed on table for discussions on 16-7-2001. Get No. also.

DC (S&JJ)

Sd/-

DCA(II)

ANNEXURE-V

ESTIMATE OF RECOVERIES OF DAMAGES
AS PER MODIFY AND SIMPLIFIED PREAMBLE

A. For Commercial Use :

Estimated Units	:	2000
Estimated Area	:	10 sq. mtrs.
Proposed Period	:	78 months (1-4-95 to 30-6-2001)
Proposed Rate	:	@ Rs. 60/- per sq. mtrs.
Maximun Estimated Damages	:	2000 x 10 x 78 x 60 9.30 crores

B. For Residential Use :

Estimated Units	:	8000
Estimated Area	:	15 sq. mtrs.
Proposed Period	:	78 months (1-4-95 to 30-6-2001)
Proposed Rate	:	@ Rs. 10/- per sq. mtrs.
Maximun Estimated Damages	:	8000 x 15 x 78 x 10 9.36 crores

Total Recovery of Damages (A + B) = 18.66 crores

C. For Guest House/Transport Godown :

Estimated Units	:	15
Estimated Area	:	150 sq. mtrs.
Proposed Period	:	78 months (1-4-95 to 30-6-2001)
Proposed Rate	:	@ Rs. 75/- per sq. mtrs.
Maximun Estimated Damages	:	15 x 150 x 78 x 75 1.32 crores
Total Damages (A + B + C)	:	19.98 crores approx.

Sd/-

Asstt. Accounts Officer
(D&C)/HAO (S&JJ)/MCD

12/c
Copy of Decision No. 4950/GW/Corpn. of the meeting of Corporation dated 27-11-95

Subject :— Policy for regularisation of unauthorised occupants in Slum Properties.

7-1-91

(F. No. BF-2497/PB(17)/86-87)

The Slum Wing, DDA is managing over three thousand properties situated in Walled City and its extensions involving about 15000 families. These properties were either transferred by the Ministry of Rehabilitation or were acquired under DAG Scheme.

2. Over more than 50% of these properties have changed hands and area under occupation of unauthorised persons who are not paying any licence fee to the Department on the one hand and on the other hand the Department has to incur huge amount on maintenance of these properties as well as structural improvement. Proceedings under the Public Premises (Eviction of Unauthorised Occupants) Act, 1971 against unauthorised occupants have proved ineffective due to various problems.
3. Change of hands in these properties has been a regular feature due to various socio-economic reasons. When the Slum Department was under the management and control of MCD, such change of licence fee on rational basis periodically through various resolutions of the Ad hoc Slum Clearance Committee.
4. Residents of these properties are reluctant to move out due to the central location of these properties, nearness to work place as well as the meagre licence fee which range between Rs. 1.50/- to Rs. 20/- per month in most of the cases apart from the commercial potentiality which has been the main consideration for change of hands. For these reasons the unauthorised occupants of the properties resort to malpractices to get the rent/ licence fee receipts issued in their names so that they become, authorised occupants.
5. Various representations are being received from unauthorised occupants supported by the public representatives for regularisation. Non-regularisation of unauthorised occupants not only results in corruption in the Department but cases have come to notice that manipulation in the records were made which placed the department in an embarrassing situation on various occasions when legal proceedings were initiated.
6. Considering the above facts and discussions with various public representatives it was considered that all the unauthorised occupants except trespassers in our properties be regularised as licensees. This shall help to curb malpractices and corruption to a large extent. Also the department shall be able to raise its revenues considerably to cope-up with the expenditure being incurred on day-to-day maintenance of these properties.
7. Accordingly, a public notice was issued in the newspapers asking all unauthorised occupants/ damage payees of our properties to apply for regularisation on the prescribed form. The response to this public notice has not been encouraging enough as only 1600 applications have been received against our expectation of nearly seven to eight thousands. However, all-out efforts by the department as well as through public representatives shall be made to ensure that all such unauthorised occupants regularised failing which strict action for eviction under the P.P. Act shall then have to be taken.
8. However, the unauthorised occupants who fall in the following categories shall not be considered for their regularisation as future licensees :
 - (i) Who unauthorisedly occupied properties which were sealed by the department; and
 - (ii) Who have raised unauthorised structures on the lands cleaned by the department after demolition of the properties.

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The unauthorised occupants of slum properties other than the occupants falling in the above-mentioned two categories shall be regularised as future licensees after they have made payment of damages from the date of their unauthorised occupation till the date of payment of damages at the rates as proposed below :

Category of unauthorised occupants	Existing rate of damages per sq. mtr. (in Rs.)		Proposed rate of damages per sq. mtr. (in Rs.)	
	Residential	Commercial	Residential	Commercial
Who entered the premises :				
(i) Prior to 31-12-79	—	—		
(ii) Between 1-1-80 to 31-12-83	—	—	2/-	15/-
(iii) Between 1-1-84 to 31-12-86	—	—	3/-	20/-
(iv) Between 1-1-87 to 30-6-90	—	—	4/-	25/-
			5/-	30/-

Note : In 1981 the Vice-Chairman, DDA had issued certain guidelines wherein he had proposed the rate of damages to be charged from the unauthorised occupants who have entered the premises prior to 1-1-80 at the rate of Re. 1/- per sq. mtr. for residential premises and Rs. 5/- per sq. mtr. for commercial premises. But since the rates were not got approved from the Authority, these could not be implemented.

10. The above rates shall be on the covered area basis under occupation. The higher rates for commercial activities have been proposed in view of the commercial potentiality of the location as well as to discourage the change from residential use to commercial use.
11. For further change of hands after 30-6-90 regularisation of the unauthorised occupants as licensees shall be allowed after payment of damages twice the rates proposed for unauthorised entrants between 1-1-87 to 30-6-90. For each further change of hands the rate of damages for regularisation shall be doubled.
12. The unauthorised occupant who will make lump sum payment within 30 days from the date of receipt of demand notice sent by registered post or from the date of receipt of demand notice delivered by hand shall be given 10% incentive and an amount of Rs. 10/- will be added in the demand notice towards documentation.
13. The rate of monthly licence fee from such licensees who are regularised in the manner suggested above shall be equal to the monthly amount of damages charged for the premises in their occupation.
14. The matter was placed before the Authority in its meeting held on 13-8-90 vide Item No. 57 for its consideration and it was decided that the financial implications of the proposal be further examined and the comments of the Finance Department incorporated in the note. Accordingly, financial implications of the proposal were examined, in the absence of details regarding number of unauthorised occupants, the data from which the property was occupied and the area under unauthorised occupation, it is not possible to work out the estimated amount of recovery of damages. However, a hypothetical exercise to ascertain the likely amount of finance to be generated has been done and the same is placed at Appendix-A, Page-152. It is expected that if the proposal is accepted, revenue to the tune of Rs. 5 crores would be generated. The matter was examined by the Finance Department of DDA (Main) and on comparison it was found that the rates suggested by Slum Wing are higher than those prevalent in DDA (Main). The statement of comparison of rates is placed at Appendix-BB, Page-153. The Finance Department has accordingly approved the proposal.

The proposal is placed before the Authority for its consideration and approval.

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RESOLUTION

The authority resolved that the proposal be approved. It was noted that the corresponding/damage/licence rates being charged for similar properties administered by DDA (Main) would need to be brought on par with these rates.

(Appendix as to Item No. 13)

Total No. of properties	3000 Approx.
No. of families	15000 estimated
No. of unauthorised units	10000 (say 66% app.)
Estimated percentage of residential & commercial	80 : 20
Estimated area Resi. : 15 sq. mtr.	i.e. Residential 8000 (Units)
Comm. : 10 sq. mtr.	Commercial 2000 (Units)

			<u>Res. (Rs.)</u>	<u>Comm. (Rs.)</u>
			<u>Rates per sq. mt./ann.</u>	
Prior to 31-12-79	2000 Res. (Units)	Damages to	15 x 2 x 12 x 17	10 x 15 x 12 x 15
Rs. 5/- Rs. 15/-	500 Comm. (Units)	be paid	x 2000	x 500
		for app.		
		17 Yrs. 1974		
		to 1990 (Max.)	= 122.40 lacs	= 153.00 lacs
Between 1-1-80	2000 Res.	Damages to	15 x 3 x 2	10 x 20 x 12 x 11
to 31-12-83	500 Comm.	be paid for	x 11 x 2000	x 500
Rs. 3/- Rs. 20/-		11 yrs. (Max.)	= 118.80 lacs	= 132.00 lacs
Between 1-1-84	2000 Res.	Damages to be	15 x 4 x 12 x 7	10 x 25 x 12 x 7
to 31-12-85	500 Comm.	paid for	x 2000	x 500
Rs. 4/- Rs. 25/-		7 yrs. (Max.)	= 100.80 lacs	= 105.00 lacs
Between 1-1-87	2000 Res.	Damages to be	15 x 5 x 12 x 4	10 x 30 x 12 x 4
to 30-6-90	500 Comm.	paid be	x 2000	x 500
		7 yrs. (Max.)	= 72.00 lacs	= 72.00 lacs.

Maximum estimated recovery from damages :

Residential : 122.40 + 118.80 + 100.80 + 72.00 = 414.00 lacs.

Commercial : 153.00 + 132.00 + 105.00 + 72.00 = 462.00 lacs

Total 414 + 462 = 876 lacs.

Mean of 876 = 438 lacs.

Approximate 4 crores to 5 crores.

**Statement giving & comparison of rates being adopted in DDA (Main)
and proposed by the Slum Wing, DDA**

<i>Rates of DDA (Main) per sq. yd per month</i>		<i>Proposed rates of Slum Wing per sq. mtr. per month</i>	
<i>Residential</i>	<i>Commercial</i>	<i>Residential</i>	<i>Commercial</i>
Prior to 1-1-1981		Prior to 31-12-1979	
Ranging from	Ranging from	Rs. 2/-	Rs. 15/-
Re. 0.15 to	Re. 0.45 to		
	Rs. 1.20	From 1-1-80 to 31-12-83	
		Rs. 3/-	Rs. 20/-
		From 1-1-84 to 31-12-86	
		Rs. 4/-	Rs. 25/-
After 1-4-81			
Rs. 2.50	Rs. 5.00	From 1-1-87 to 30-6-90	
		Rs. 5/-	Rs. 30/-

Item No. 4775 :

Decision No.
4950/GW/Corp.
dated 27-11-95

Proposals of the Commissioner as contained in his letter No. F. 33/Slum & JJ/1214/C&C dated 10-11-1995 read with his supplementary letter No. F. 33/Slum & JJ/1299/C&C dated 24-11-1995 regarding policy for allotment of alternative accommodation to the persons affected under Slum Clearance Operation are approved.

ANNEXURE 'A'

**Copy of Resolution No. 101 of the Adjourned Feb. (2000) Meeting of the Corporation
held on 15-5-2000**

Item No. 13 :— Review of the policy in respect of properties in Walled City for rationalising the existing procedure and additional resource mobilization.

(i) Commissioner's letter No. F. 33/Slum/795/C&C dated 8-11-99.

The policy for regularization of unauthorized occupants of the slum properties was approved by the Delhi Development Authority vide Resolution No. 13 dated 17th January, 1991 which was further accepted by the Corporation vide its Decision No. 4950/GW/Corp. dated 27th November, 1995.

While implementing the above policy, it has been seen that there are large scale unauthorized constructions in the properties in the walled city and keeping in view that the existing paraphernalia is not sufficient to cope with the problem. In order to discourage the unauthorized constructions and to streamline further the system, it has been considered necessary to review the earlier policy of charging damages for the unauthorized constructions in the residential as well as in commercial properties. It has also been observed that the properties in the walled city are being unauthorizedly converted into commercial use and the charging of damages is not sufficient in view of the market premium of the commercial properties in various slum katras.

47c
8/c

The additional FAR created unauthorizedly is being exploited for commercial use by the unauthorized occupants without paying the reasonable additional damages/resources to the Slum & JJ Department for financing the slums upgradation/environmental improvement programmes.

Slum & JJ Department when gets information of unauthorized construction, action to charge the damages on the unauthorized construction on the rates already approved by the Corporation is being taken. The rates of damages worked-out for the unauthorized construction is meagre as compared to the market premium of the constructed structure which is very high in the areas like Sadar Bazar (Ward-XIII), Azad Market (Ward-XII), Paharganj (Ward-XV), Delhi Gate (Ward-IX & X), Ballimaran (Ward-VI) and Sarai Rohilla (Ward-XIX) and other similar areas.

The existing unauthorized occupants/allottees are many a time doing unauthorized constructions in their portions vertically so as to benefit in lacs as even after paying the damages in thousands. Therefore, the policy for charging damages on the unauthorized constructions is, in fact, not presently found to be deterrent enough. Hence, it has been considered necessary in larger public interest to introduce the Restoration Charges on such commercial rates with respect to location of the property which has been unauthorizedly constructed or occupied and is being used for commercial purposes. This would also enhance revenue resources for the Slum & JJ Department to meet the expenditure on developmental programmes. Slum & JJ Department is not having financial support either from the Government of India or from the Government of NCT of Delhi or from MCD and is also not having any powers to impose any taxes. However, Slum & JJ Department does have lands and properties which could be further planned for additional resource mobilization.

It is proposed that the Restoration Charges may be imposed at the rates according to location/status of the property as well as considering the nature of the commercial use of the property on the market premium of the unauthorized structure in addition to the licence fee per month to be calculated on the approved rates of damages. To ascertain the market premium of the unauthorized structure, the services of the approved valuers on the panel of Nationalized Banks, Income Tax Department and Insurance Companies etc. may be utilized. The unauthorized occupants may be considered for allotment of such properties on licence basis after making the payment of Restoration Charges on the rates as discussed as under :—

- A. In case of the built-up properties which have been retrieved by the Slum & JJ Department and are being used as Commercial :
- (i) The Restoration Charges at the rate of 20% of the market premium assessed by the approved valuer will be charged from such unauthorized occupant for restoring the property on tenancy basis for a period as indicated in the terms and conditions attached with the preamble.
 - (ii) In addition to the above Restoration Charges which will be charged in lump-sum, the monthly licence fee on the rates of the damages already approved by the Corporation for which the revision has been recommended in this preamble will be charged from the unauthorized occupants.
 - (iii) The monthly licence fee as indicated in (ii) above will be automatically increased by 5% every year on the basic rates.
- B. In case of the properties which are being used unauthorizedly by the allottee/legal heir on mutation partially residential/partially commercial :
- (i) The Restoration Charges @ 7.50% of the market premium of the property will be charged from such allottee who is using the property partially residential and partially commercial after making the unauthorized construction in the property.

- 41/c
- 7/c
- (ii) In addition, he will also pay the monthly licence fee for the original allotted area on the revised rates now proposed in this preamble and the damages for the area unauthorized constructed by him and is being used for commercial.
 - (iii) The monthly licence fee as indicated in (ii) above will be automatically charged increased by 5% every year on basic rates and for the area unauthorizedly constructed for which he will pay the damages.
- C. In case of the properties which are being used as residential and under change of hand.
- (i) The Restoration Charges @ 7.5% of the market premium of the property as approved will be charged as one time payment for regularization of change of hand.
 - (ii) In addition the monthly licence fee on the revised rates of damages will also be charged for the area occupied by him.
 - (iii) The monthly licence fee will be increased automatically by 5% in every year on basic rates.
- D. In case of the properties which are being used as guest houses by the unauthorized occupants.
- (i) The Restoration Charges @ 25% of the market premium of the property as assessed will be charged as one time payment on lump sum basis.
 - (ii) In addition to above the monthly licence fee Rs. 150/- per sq. mtr. per month of the covered area will be charged from unauthorized occupants.
 - (iii) The above monthly licence will be increased by 5% automatically every year on basic rates.
- E. In case of the properties which are being used as factories and manufacturing units etc.
- The factories which are being run in the Slum Katras/Properties and having power connection of more than 5 K.W. will be charged as under :—
- (i) The Restoration Charges @ 30% of the market premium as assessed by the approved valuer will be charged as one time payment on lump sum basis.
 - (ii) In addition to above the monthly licence fee @ Rs. 100/- per sq. mtr. per month will also be charged on the total plotted area.
 - (iii) The licence fee will be increased by 5% every year on basic rates.

The above charges will be charged from the original allottee as well as from the unauthorized occupants who are misusing the property.

In case of the unauthorized occupants/allottees who are misusing the properties and unable to pay the Restoration Charges on lump sum basis, they will be allowed the facility of payments in monthly/quarterly instalments subject to payment of normal rate of interest.

In the first instance to start with the above scheme. Slum & JJ Department will concentrate on the areas like Sadar Bazar (Ward-XIII), Azad Market (Ward-XII), Paharganj (Ward-XV), Delhi Gate (Ward-IX & X), Ballimaran (Ward-VI) and Sarai Rohilla (Ward-XIX) which are highly commercialized area and the large scale change of hands and unauthorized construction has been noticed in the properties under the management and control of the Slum & JJ Department. The other areas in different wards which are under the charge of Slum & JJ Department of M.C.D. will be taken up in a phased manner.

40/c
6/c

**Revision of rates of licence fee in respect of the original allottees of Slum Katras and
damage payee of Delhi Ajmeri Gate Scheme**

Slum & JJ Department has about 2750 Slum properties in the Walled City and its extensions which were transferred from Ministry of Rehabilitation including the properties acquired under DAG Scheme. The above properties were transferred sometime during the year 1960 onwards. The rates of licence fee in respect of the above properties are ranging from Re. 1/- to 20/- p.m. Slum & JJ Department is incurring an amount of about Rs. 2 crores per annum under the Plan Scheme Head of Account being provided by the GNCTD for the maintenance and repairs of these properties. The rates of the licence fee have not been increased for a period of more than 30 years. To rationalize the rates of the licence fee from the original licensee including the properties acquired under DAG Scheme, under the management and control of Slum & JJ Department, it is proposed to increase the rates of the licence fee as under :—

Sl. No.	Covered areas of the property	Proposed increase of rates of licence fee monthly basis	
		Residential	Commercial
1.	Upto 12.50 sq. mtr.	Rs. 100/- per month	Rs. 500/-
2.	Upto 25.00 sq. mtr.	Rs. 150/- per month	Rs. 750/-
3.	Upto 50.00 sq. mtr.	Rs. 300/- per month	Rs. 1,500/-
4.	Upto 75.00 sq. mtr.	Rs. 400/- per month	Rs. 2,000/-
5.	Upto 100.00 sq. mtr.	Rs. 500/- per month	Rs. 2,500/-

"Any additional space, therefore, the rates of licence fee will be additional Rs. 20/- per sq. mtr. on monthly basis for residential and Rs. 100/- per sq. mt. for commercial use."

The above proposed revised rates of licence fee will be applicable with immediate effect. All the original licensees will also be liable to pay the arrears of licence fee on the existing rates. New rates will become operational from the date of approval of preamble.

To charge the revised licence fee from the original licensee, any mutation in the name of legal heir or successor will automatically invoke one and half times of the licence fee.

The above revised proposed rates will be subject to further following conditions :

1. The above proposed rates of licence fee will be increased by 5% every year on the basic rates.
2. The onus for payment of licence fee on monthly basis by 10th of each month in advance would be on licensees. The interest @ 18% per annum will be charged for delayed payment. In case the licence fee is not paid continuously for a period of six months the licence will be deemed to have been automatically cancelled.
3. The restoration charges equivalent to 10% of the arrears of the amount including interest on due date will be charged additionally for restoring the licence.
4. The annual repairs and maintenance of the premises will be the responsibility of the licensee.

39/c
5/c

**Revision of rates of damages already approved by the Corporation for regularization
of unauthorized occupants in the Slum Properties**

The rates of the damages from the unauthorised occupants in the Slum Properties was approved by DDA vide Resolution No. 13 dated 17-1-1991 which was further agreed by the Corporation vide Decision No. 4950/GW/Corp. dated 27-11-95. From the above decision, it may be seen that the rates of damages were approved 8 years back and as such it is necessary to revise the rates since the cost of the residential and commercial properties has already considerably increased. The revision of the rates of damages is proposed as under :—

1. The rates of damages for residential properties shall not be changed but it will be charged at slab rate already approved instead of flat rate. However, the damages rates w.e.f. 1-1-95 shall be Rs. 20/- per sq. mtr. per month instead of Rs. 10/- per sq. mtr. per month (Annexure-II) plus annual escalation of 5%.
2. In respect of commercial properties and residential properties converted into commercial and small scale industries etc., the damages shall be charged at slab rate instead of flat rate. However, the rate w.e.f. 1-1-95 onward shall be Rs. 120/- per sq. mtr. per month i.e., double the rate already approved by the Corporation as per Annexure-III enclosed plus annual escalation of 5%.
3. The terms & conditions of allotment on licence fee basis to the unauthorised occupants along with the affidavit are enclosed for approval by the Competent Authority.

The above proposal is placed before the Standing Committee through the Slum Committee for consideration and approval.

Sd/-
Additional Commissioner (S&JJ)
for Commissioner, MCD

**Terms & conditions of allotment of licence basis to the occupants who have occupied the
properties through change of hand or by way of unauthorised construction and are being
used for commercial/residential activities in the Slum Katras/properties and other
commercial sites under the charge of Slum & JJ Department, MCD**

1. The licence shall be for a period of ten years from the date of issuance of licence and extendable thereafter.
2. The licensee shall pay the Restoration Charges at the rates as indicated in the preamble.
3. The licensee shall pay licence fee in advance for the premises on monthly basis by 10th day of the month.
4. If the licensee is defaulter in payment of the licence fee he/she shall pay 18% interest on the delayed payment.
5. The licence fee shall be enhanced by 5% every year on basic rates.
6. If the licence fee and the late fee/interest has not been paid continuously for a period of six months, the allotment will be deemed to be automatically cancelled and the possession of the premises will be taken back.
7. The restoration of the allotment shall be considered on his/her written request if made within 30 days of the termination of the licence. If the allotment is restored he/she shall pay all arrears interest @ 18%.

The licensee shall not use the said premises for any purposes other than the purpose for which allotted and which is otherwise, not prohibited under any rules, regulations and bye-laws as in force and the said allottee shall not use the common staircase for any purpose other than the purpose of egress and ingress to the said premises and shall not do anything which shall cause annoyance or inconvenience to other allottees and/or occupiers of the adjoining portion of the property and also shall not do anything which shall be detrimental to the interest of the allottees and/or occupiers of the premises adjoining.

9. The allottee/licensee shall be liable and responsible for all the damages or losses caused to the allotted premises. The licensee shall keep and maintain allotted premises (outside and inside) and joint walls in good repair. The repair and maintenance of the allotted space will be borne by the licensee. The licensee shall also keep and maintain in good repairs all drains, water pipes, electric lines and sanitary and sewerage.
10. The allotment is purely on licence basis and is not transferable. The licensee shall not be at any time transfer, assign, sublet, mortgage, part with possession of the whole or in part of the allotted premises. Further the allottee shall not enter into any agreement with other agencies or person(s) involving giving up of the control over the allotted premises. Provided further that in the event of transfer being made, such transfer shall not be recognized by the licensor/Slum & JJ Deptt., MCD and the licence granted shall stand automatically terminated on and from the date of such transaction.
11. The licensee shall not without the previous permission in writing of the Slum & JJ Deptt., MCD/licensor and the sanction or permission in writing of the proper Municipal or other authority erect or re-erect any of the portion of the allotted premises or make any addition or alteration either externally or internally to the floor or ceiling or to the outside and inside walls or make any changes in horizontal or vertical of the allotted premises by sub-division or amalgamation or otherwise.
12. The licensee/allottee shall at all reasonable time grant access to the said allotted premises to the licensor/Slum & JJ Deptt., MCD or any officer authorised by the licensor for being satisfied that the covenants and conditions contained herein have been and are being complied with.
13. The allottee/licensee shall not without the written consent of the licensor/Slum & JJ Deptt., MCD and also the sanction for permission in writing of the proper Municipal or other authority, carry or permit to be carried on the allotted premises any trade or business whatsoever or use the same or permit the same to be used or do or suffer to be done therein any act or thing whatsoever which in the opinion of the licensor/Slum & JJ Deptt., MCD may be a nuisance or annoyance or disturbance to the licensor and/or persons in the neighbourhood.
14. The allottee/licensee shall be bound to observe and shall not do or permit anything to be done in contravention of the terms & conditions of licence. If any such instance or any violation of terms & conditions of allotment are noticed, the licence shall be terminated immediately and it shall be lawful for the licensor/Slum & JJ Deptt., MCD to re-enter upon and take possession of the said premises and the licensee shall not be entitled to any compensation whatsoever.

DECLARATION

37/c

3/c

S/o, D/o, W/o

Aged

R/o

do hereby solemnly affirm and declare as under :-

That the Property No. _____ located at _____ belongs to Slum & JJ Department.

- That I have purchased the aforesaid property or its portion either by way of purchasing from Sh./Smt. _____ or by doing unauthorised construction.
- That the area of the said purchased/unauthorisedly constructed property is _____ feet.
- That the market premium of the said property is Rs. _____.
- That I am ready to pay the restoration regularisation charges amounting to Rs. _____ along with the licence fee of Rs. _____ p.m. calculated as per approved rates for the said property.
- That I agree and shall pay the enhanced rate of licence fee as may be communicated by the Deptt. from time to time.
- That any arrears of restoration charges/licence fee shall be paid by me within stipulated period.
- That I shall abide by all the terms and conditions of the said licence issued by the Deptt. from time to time.

DEPONENT

I _____ verify that the contents of S. Nos. 1 to 8 are true to best of my knowledge and belief and have not concealed any factual information.

DEPONENT

ANNEXURE-II

CALCULATION OF DAMAGES (RESIDENTIAL)

Area : 20 sqm.
 Date of occupation : 1-1-1978
 Use : Residential
 Rate : Rs. 2/- per s m. per month

Charges upto 30-6-99 (Flat Rate)

Area x rate x period
 20 sqm. x Rs. 2/- per sqm. x 1-1-1978 to 30-6-99
 10 x 2/- x 755 months
 Rs. 10,320/-
 Monthly rate : Rs. 40/- per month.

ages upto 30-3-99 (Slab Rate)

=	1-1-78 to 31-12-79	24 x 2 x 20	Rs. 960/-
=	1-1-80 to 31-12-83	48 x 3 x 20	Rs. 2,880/-
=	1-1-84 to 31-12-86	36 x 4 x 20	Rs. 2,880/-
=	1-1-87 to 30-6-90	42 x 5 x 20	Rs. 4,200/-
=	1-7-90 to 31-12-94	54 x 10 x 20	Rs. 10,800/-
=	1-1-95 to 30-6-99	54 x 20 x 20	Rs. 21,600/-
		Total :	Rs. 43,320/-

36/c

2/c

Monthly Rate : Rs. 400/- per month

Cut off date : 1-2-90.

ANNEXURE-III

CALCULATION OF DAMAGES (COMMERCIAL)

Area	:	10 sqm.
Date of occupation	:	1-1-1978
Use	:	Commercial
Rate	:	Rs. 15/- per sqm. per month

1. Damages upto 30-6-99 (Flat Rate)

Area x rate x period
 10 sqm. x Rs. 15/- per sqm. x 1-1-78 to 30-6-99
 10 x 15/- x 258 months
 Rs. 38,700/-

Monthly Rate : Rs. 150/- per month.

2. Damages upto 30-6-99 (Slab Rate)

Area x rate x period			
1-1-78 to 31-12-79	24 x 15 x 10	Rs.	3,600/-
1-1-80 to 31-12-83	48 x 20 x 10	Rs.	9,600/-
1-1-84 to 31-12-86	36 x 25 x 10	Rs.	9,000/-
1-1-87 to 30-6-90	42 x 30 x 10	Rs.	12,600/-
1-7-90 to 31-12-94	54 x 60 x 10	Rs.	32,400/-
1-1-95 to 30-6-99	54 x 120 x 10	Rs.	64,800/-
	Total :	Rs.	1,32,000/-

Monthly Rate : Rs. 1,200/- per month

Cut off date : 1-2-90

1/c
(ii) Resolution No. 29 of the Special (Imp. & Dev. of Slum Colonies, Katras and Harijan Basties) Committee dated 9-11-99.

Resolved that it be recommended to the Corporation through Standing Committee that the proposal as contained in Commissioner's letter No. F. 33/Slum & JJ/795/C&C dated 8-11-99, be approved.

(iii) Resolution No. 372 of the Standing Committee dated 24-1-2000.

Resolved that it be recommended to the Corporation that as recommended by the Special (Improvement & Development of Slum Colonies, Katras and Harijan Basties) Committee vide its Resolution No. 29 dated 9-11-99, the proposal as contained in Commissioner's letter No. F. 33/Slum & JJ/795/C&C dated 8-11-99, be approved.

Resolution No. 101 Resolved that as recommended by the Standing Committee vide its Resolution No. 372 dated 24-1-2000, the proposal of the Commissioner as contained in his letter No. F. 33/Slum & JJ/795/C&C dated 8-11-99, be approved.

(ii) Resolution No. 21 of the Special (Imp. & Dev. of Slum Colonies, Katras and Harijan Basties) Committee dated 16-7-2001.

Resolved that it be recommended to the Corporation through the Standing Committee that the proposal as contained in Commissioner's letter No. F. 33/Slum & JJ/1462/C&C dated 16-7-2001, be approved with the modification that escalation charges be fixed @ 10% after every three years.

(iii) Resolution No. 437 of the Standing Committee dated 5-9-2001.

Resolved that it be recommended to the Corporation that as recommended by the Special (Improvement & Development of Slum Colonies, Katras & Harijan Basties) Committee vide its Resolution No. 21 dated 16-7-2001, the proposal as contained in Commissioner's letter No. F. 33/S&JJ/1462/C&C dated 16-7-2001, be approved with the modification that escalation charges be fixed @ 10% after every three years.

Resolution No. 413 Resolved that as recommended by the Standing Committee vide its Resolution No. 437 dated 5-9-2001, the proposal of the Commissioner as contained in his letter No. F. 33/S&JJ/1462/C&C dated 16-7-2001, be approved with the modification that escalation charges be fixed @ 10% after every three years.

3/25/11/07
सिवाजी नगर
पंचायत समिती